VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATES

90-05177/

THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

March 1990

TABLE OF CONTENTS

EMPLOYMENT

Status of Development Permits for Major Downtown Office Buildings	E1
Major Downtown Office Buildings Completed, 1970-1989	E2
Net Rentable and Occupied Office Floor Space (Actual, Proposed and Forecast) Downtown Vancouver, 1957-1998	E3
Employment by Industry by Census Tract (Work Location) Vancouver and University Endowment Lands, 1981	E4
Hotel Inventory and Occupancy Rates	E5
Building Permits, 1979-1989	E6
Consumer Price Index, 1971-1989	E7
Retail Sales, 1972-1989	E8
Travel Indicators, 1974-1989	E9
Labour Force, 1976-1989	E10
Building Permits Issued for Major Projects (Value Over $500,000), July-December, 1989	E11

HOUSING

Housing Completions by Type of Unit	H1
Residential Sales Prices, 1981-1989	H2
Apartment Vacancy Rates, 1975-1989	H3
Apartment Rents, 1984-1989	H4
Social Housing Completions, 1983-1989	H5

TRANSPORTATION

Traffic Volumes, 1981-1989	T1

URBAN ENVIRONMENT

Vancouver Air Quality, 1979-1989	U1

POPULATION

City of Vancouver and Metropolitan Vancouver Population - Historical Figures and Projections, 1891-2011	P1
Five Year Age Groups by Sex, 1961-1986	P2
School Enrolment, 1976-1989	P3
Births and Deaths, 1939-1988	P4
City of Vancouver Population by Census Tract, 1981 and 1986	P5

MISCELLANEOUS

City of Vancouver Census Tracts Boundary Maps, 1981 and 1986
City of Vancouver Local Areas Map
Boundaries of the C.M.A., the G.V.R.D., and Municipalities - (Map)

City of Vancouver Planning Department, 453 W. 12th Ave., Vancouver, B.C., V5Y 1V4, Tel: (604) 873-7344

THE VANCOUVER PLAN MONITORING PRCGRAM

EMPLOYMENT

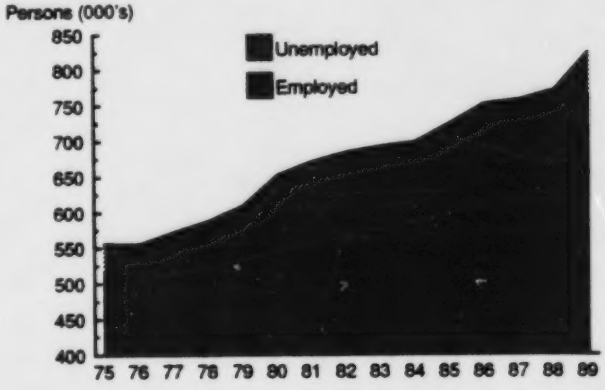
1989/1990

THE VANCOUVER PLAN identifies employment growth, concentrated in the core, as the prime generator of change in the city. Changes in employment, in turn, generate change in other economic sectors, such as housing and transportation. Although there are no post-1986 estimates of employment available for the city, figures on metropolitan employment are available, and are illustrated in graph 1. Metropolitan employment is then compared to employment growth in British Columbia and Canada, as shown in graph 2. Additionally, potential employment change in the downtown core, as estimated by changes in downtown office space, is reviewed. This bulletin also examines building permit activity and fluctuations in the level of international tourism as additional indicators of changing employment opportunities.

During the early 1980's Vancouver suffered from the effects of an economic recession. Metropolitan employment began to recover in the mid-1980's. After a pause in 1987, growth in metropolitan Vancouver's economy resumed during 1988 and 1989. In the past year, 49,000 jobs were added in the metro Vancouver region, an increase of 6.9% over 1988. Overall, the metropolitan unemployment rate was at its lowest level since 1981, decreasing from 9.4 in 1988 to 7.4 in 1989.

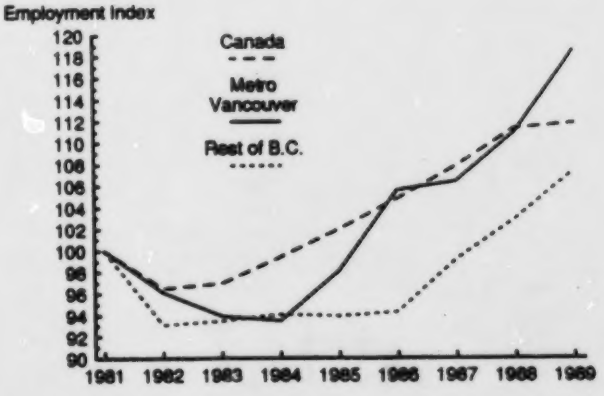
The rest of the province also experienced strong employment growth. An additional 28,000 new jobs were created in 1989, an increase of 4.3 percent over 1988. The level of employment in B.C., however, remained below Vancouver's employment index. Although the unemployment rate fell from 11.4 in 1988 to 11.0 in 1989, the rate for the province remains consistently higher than the metro Vancouver unemployment rate.

Metropolitan Employment Growth Continues



NOTE: Annual average labour force figures for Metro Vancouver.
SOURCE: Canada and GVRD Development Services.

Metro Employment Growth Strong

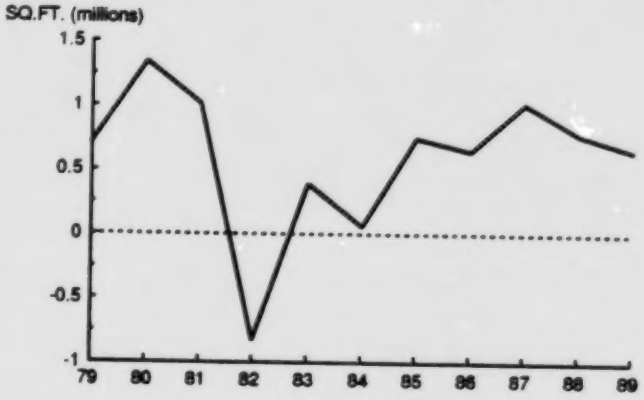


NOTE: Figures represent annual change in employment relative to 1981.
SOURCE: Statistics Canada.

Although metropolitan employment growth slowed in the latter half of 1989, average employment for the year remained above the 1988 level. Monthly figures show that the number of employed persons increased steadily from January to August (excluding a slight decrease in June) then declined through the final quarter of 1989. Improvements in provincial and metropolitan employment reflect B.C.'s seventh consecutive year of economic growth. Employment growth in British Columbia exceeded that of other provinces in 1989 as more than one-third of all jobs created in Canada were located in this province.

Changes in downtown office space are reviewed the Monitor as they provide an indication of employment growth or decline in the central business district. 1989's strong economy led to active leasing activity in Vancouver's downtown office space. According to Royal Lepage, 650,000 square feet of downtown office space were absorbed in 1989. This figure was less than the space absorbed in 1988. Assuming that each employee requires 235 square feet of office space, an additional 2,800 downtown office workers could have occupied the space absorbed last year, giving an estimated total of 90,000 downtown office workers.

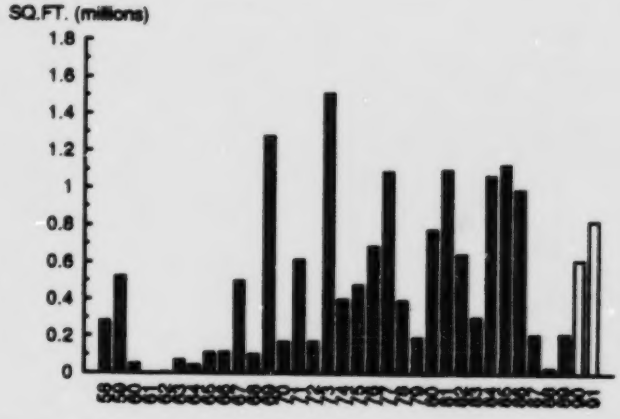
Net Absorption of Downtown Office Space Declines Slightly



NOTE: Net annual absorption is the change in the amount of occupied space each year. SOURCE: Royal Lepage.

Last year appears to mark the end of a downtown office building cycle, while 1989 begins a new cycle of growth. Office completions in 1989 added 214,310 square feet of floor space, and 1.4 million square feet are currently under construction. As well, permits are being processed for an additional 1.7 million square feet of office space. This space will be available in the mid-1990's.

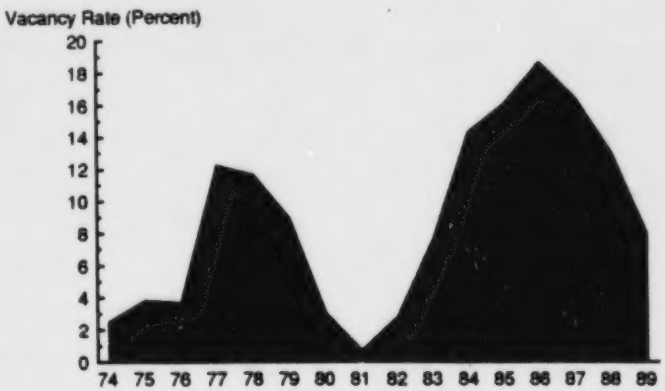
New Cycle of Office Growth



NOTE: Net space in buildings completed or scheduled for completion each year.
SOURCE: Planning Department

Although downtown office completions increased slightly in 1989, the high level of absorption has resulted in an overall decline in the amount of vacant office space. The vacancy rate fell from 13.0 percent in mid-1988 to 10.3% at year end, then to 8.0% at mid-year 1989. The latter figure represents about 1.5 million square feet of vacant space. Vacancy rates are expected to decline for the short term, until scheduled completions begin to exceed the anticipated absorption rate.

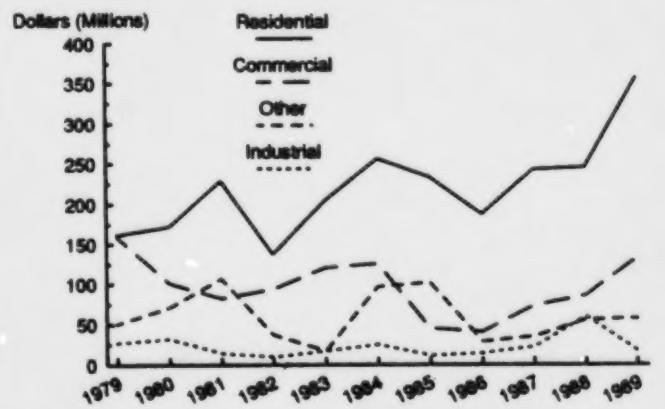
Office Vacancy Rate Continues to Fall



NOTE: Mid-year vacancy rates in office buildings of 20,000 square feet or more.
SOURCE: Real Estate Board of Greater Vancouver.

An examination of development activity in the city as a whole shows increases in all categories but industrial permits. The annual value of residential permits increased 44 percent over 1988. Permits in the commercial and other permit categories also increased by 54 percent and 2 percent respectively. Industrial activity declined 72% over the same time period. Residential uses continue to represent the largest share of the city's development activity.

Residential Permits Continue Strong Increase



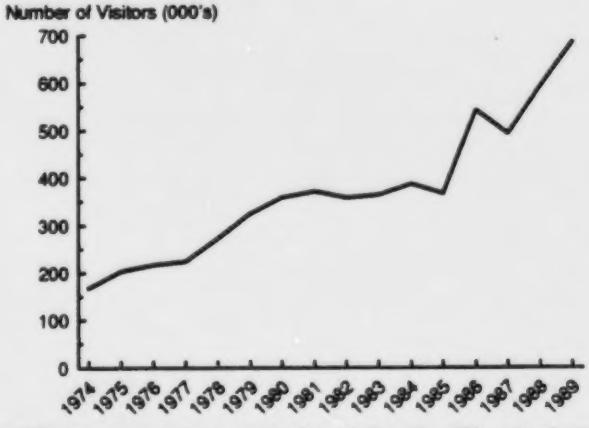
NOTE: Annual value of new construction in constant dollars (1981).
SOURCE: Permits and Licences, City of Vancouver

Retail sales, as well, influence employment opportunities. Vancouver remains the focus of existing retail development in the GVRD, although retail space is becoming more decentralized. Vancouver accounts for 43.6% of the GVRD's total retail space (as of June, 1989). Surrey follows at 11%, then Burnaby, at 9%.

Annual total sales have increased steadily, as well, since 1981. In constant dollars (1981), 1989 retail sales in Vancouver were 6.3 percent higher than in 1988, and 10.7 percent higher than in 1987. Retail sales will likely continue to increase in response to growth in other economic sectors, specifically resulting from changing spending patterns and increased tourist spending, particularly in downtown Vancouver.

If the number of visitors to the province is used as an indicator of tourist spending, healthy growth in retail sales can be predicted. The number of visitors to B.C. from the U.S. and overseas reached record levels during the year of Expo 86. After a slight decline in 1987, the number of overseas visitors has increased substantially, reaching above-Expo levels in 1988 and 1989.

Continued Increase in Overseas Visitors



NOTE: Overseas residents entering through Canadian (BC) ports of entry.
SOURCE: B.C. Ministry of Tourism.

THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

January 1990

STATUS OF DEVELOPMENT PERMITS FOR MAJOR DOWNTOWN OFFICE BUILDINGS, DECEMBER 31, 1989

The table below lists office buildings which are either proposed or under construction in Vancouver's downtown peninsula. Also listed are buildings which have been completed during the current year. Projects are considered to be under construction if the foundation work has begun and are considered complete only if they have an occupancy permit. The map shows the location for each development permit. The second table and graph show the amount of downtown office space under construction at the end of each year and the annual completed floor space since 1980. The data is provided by the City of Vancouver's Planning Department and Permits and Licenses Department and is updated semi-annually.

ADDRESS	DATE OF APPLICATION OR ISSUE	DATE OF COMPLETION	FLOOR SPACE OFFICE USE (m2)	FLOOR SPACE OFFICE USE (sq.ft)	FLOOR SPACE OTHER USES (m2)	FLOOR SPACE OTHER USES (sq.ft)	RESIDENTIAL FLOOR SPACE (sq.ft)
PROJECTS COMPLETED IN 1989			**19,910**	**214,310**	**3,250**	**34,950**	...
751 Burrard	Jun 88	Sep 89	1,950	20,980	2,550	27,450	...
1124 Mainland	Jun 88	Dec 89	3,635	39,130	...	...	...
605 Robson	Nov 86	Dec 89	14,325	154,200	700	7,500	...
PROJECTS UNDER CONSTRUCTION			**133,605**	**1,438,230**	**63,370**	**682,065**	...
200 Burrard	Nov 88	Apr 91	37,630	405,030	41,290	444,430	...
777 Dunsmuir	Jun 89	Sep 90	27,155	292,320	16,440	176,940	...
888 Dunsmuir	Mar 89	Dec 90	9,190	98,950	1,560	16,800	...
905-925 West Georgia	Mar 89	Mar 91	31,990	344,390	2,150	23,180	...
938-944 Howe	May 89	Jul 91	7,020	75,590	660	7,095	...
1095 West Pender	Jun 88	May 90	20,620	221,950	1,270	13,620	...
DEVELOPMENT PERMITS BEING PROCESSED			**156,560**	**1,685,210**	**44,110**	**474,845**	**283,500**
311 Dunsmuir	Dec 89	...	39,950	430,000	...	...	...
1110-1120 West Georgia	Dec 89	...	41,780	449,67	710	7,645	...
746-756 Granville	Jun 89	...	17,620	189,650	5,885	63,350	...
837-839 West Hastings	Apr 89	...	25,540	274,950	6,990	75,220	...
1021 West Hastings	Oct 88	...	8,980	96,660	520	5,580	...
849-871 Homer	Jun 89	...	7,810	84,110	9,715	104,580	82,150
1311 Howe	Mar 89	...	3,470	37,310	3,490	37,610	34,990
1250 Melville	May 89	...	9,600	103,360	9,600	103,360	103,360
1067 Seymour	Jun 89	...	1,810	19,500	7,200	77,500	63,000
TOTAL SPACE UNDER CONSTRUCTION AND PROPOSED			**290,165**	**3,123,440**	**107,480**	**1,156,910**	**283,500**

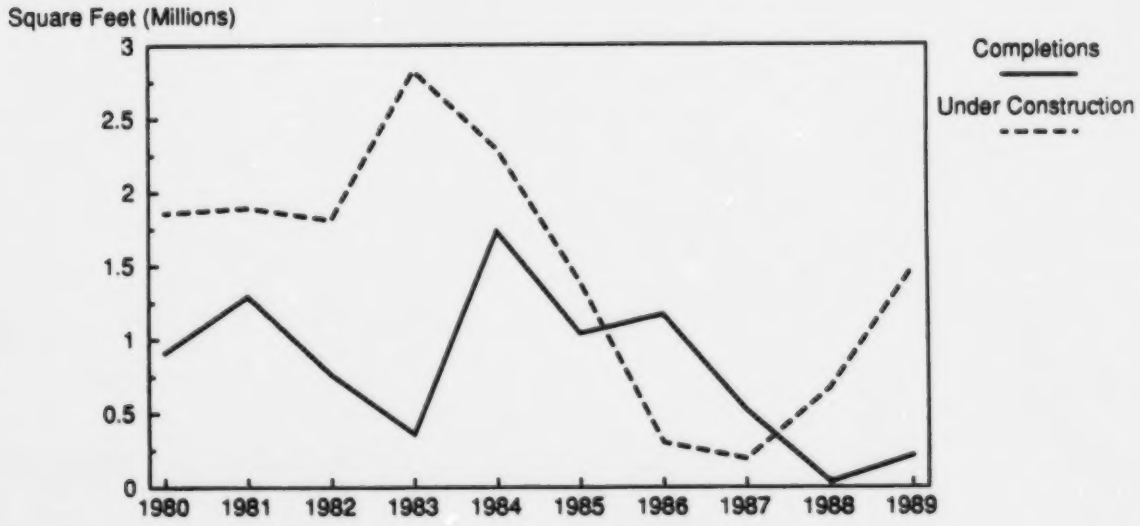
... Not applicable.

LOCATION OF MAJOR OFFICE DEVELOPMENTS

OFFICE SPACE DEVELOPMENT ACTIVITY, 1980-1989

	COMPLETIONS		UNDER CONSTRUCTION	
	(m2)	(sq.ft.)	(m2)	(sq.ft.)
1980	84,940	914,800	172,720	1,859,000
1981	120,350	1,295,300	176,030	1,894,900
1982	70,750	761,600	168,580	1,814,600
1983	33,290	358,300	262,230	2,822,200
1984	161,316	1,735,889	213,497	2,296,180
1985	96,542	1,038,634	129,608	1,393,868
1986	108,628	1,169,300	27,712	298,299
1987	23,374	251,600	17,697	190,500
1988	3,372	36,300	61,918	666,500
1989	19,910	214,310	133,605	1,438,230

OFFICE SPACE DEVELOPMENT ACTIVITY, 1980-1989



THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

January 1990

DOWNTOWN OFFICE BUILDINGS COMPLETED 1970-1989

This list includes the office buildings of more than 20,000 square feet that have been completed since 1970 in Vancouver's downtown peninsula. The office floor space is given in gross square feet and gross square metres. 'Other' floor space includes uses such as retail and residential, but excludes parking. Figures for the non-office portion of developments are not available for most projects completed before 1977. This data is provided by the City of Vancouver's Planning Department and is updated semi-annually.

NAME OF BUILDING	ADDRESS		OFFICE (m2)	OFFICE (sq.ft.)	OTHER (m2)	OTHER (sq.ft.)	FLOORS	HEIGHT (ft.)	YEAR
Wright Engineers	1441	Alberni	3,407	36,678			4		1970
Westcoast Building	1333	Georgia West	12,776	137,520			12		1970
B.C. Sport Recreation	1200	Hornby	2,591	27,892			3		1970
Centennial Building	750	Cambie	6,595	70,990			7		1971
Sherbrooke Building	856	Homer	4,352	46,850			5		1971
-----	905	Pender West	3,585	38,587			7		1971
-----	353	Water	2,046	22,024			5		1971
Norwich House	1575-77	Georgia West	2,837	30,539			3		1972
-----	814	Richards	3,995	43,000			4		1972
Goddard & Smith	1525	Robson	1,904	20,500			6		1972
Sandwell Building	1550	Alberni	8,797	94,692			8		1973
Burrard Medical	1144	Burrard	2,008	21,615			5		1973
Royal Centre Tower	1055	Georgia West	41,805	450,000			36	460	1973
Granville Square	200	Granville	32,520	350,000			28	438	1973
Pender Place(Phase I)	700	Pender West	13,750	148,000			16	219	1973
B C Forest Products	1050	Pender West	23,230	250,000			21	260	1973
-----	1090	Pender West	6,642	71,500			12		1973
Bentall III	595	Burrard	43,120	465,000			31	399	1974
U.K. Building	409	Granville	10,590	114,000			17		1974*
Board of Trade	1199	Hastings West	5,850	63,000			12	180	1974
-----	1045	Howe	9,380	101,000			9		1974
IBM Tower	701	Georgia West	20,160	217,000			18	243	1975
-----	1132	Hamilton	14,860	160,000			3		1975
B.C. Hydro	1265	Howe	3,826	41,188			6		1975
Provincial Court	222	Main	4,080	43,900			5		1975
Cavendish	956-960	Richards	1,858	20,000			2		1975
B.C. Turf	475	Georgia West	9,100	98,000			10	152	1976
Lloyd's Bank	1090	Georgia West	13,600	147,000			16	200	1976
C.B.C. Building	700	Hamilton	4,710	50,700			6		1976
North American Life	815	Hastings West	10,470	112,700	320	3,400	9		1976
Sun Life	1111	Melville	11,840	127,500			16	230	1976
The Wyland Building	1190	Melville	4,253	45,785			7		1976
Pender Place (Phase II)	750	Pender West	13,750	148,000			12	219	1976
Revenue Canada	1166	Pender West	12,540	135,000			15	195	1976
Vancouver Centre	650	Georgia West	40,232	432,900	6,868	73,900	36	450	1977
Harbour Centre	555	Hastings West	23,230	250,000	39,480	425,000	21	428	1977
Law Society of B.C.	1148	Hornby	2,230	24,000	0	0	5		1977
Good Earth Building	595	Howe	8,920	96,000	420	4,500	13	190	1977
Standard Life Building	625	Howe	15,610	168,000	0	0	14	187	1977
Oceanic Plaza	1033	Pender West	34,126	367,200	2,416	26,000	26	305	1977
Police Union Building	196	Alexander	3,160	34,000	0	0	6		1978
-----	1200	Burrard	5,381	57,924	0	0	10		1978
T.D. Bank	700	Georgia West	6,780	73,000	190	2,000	30	440	1978

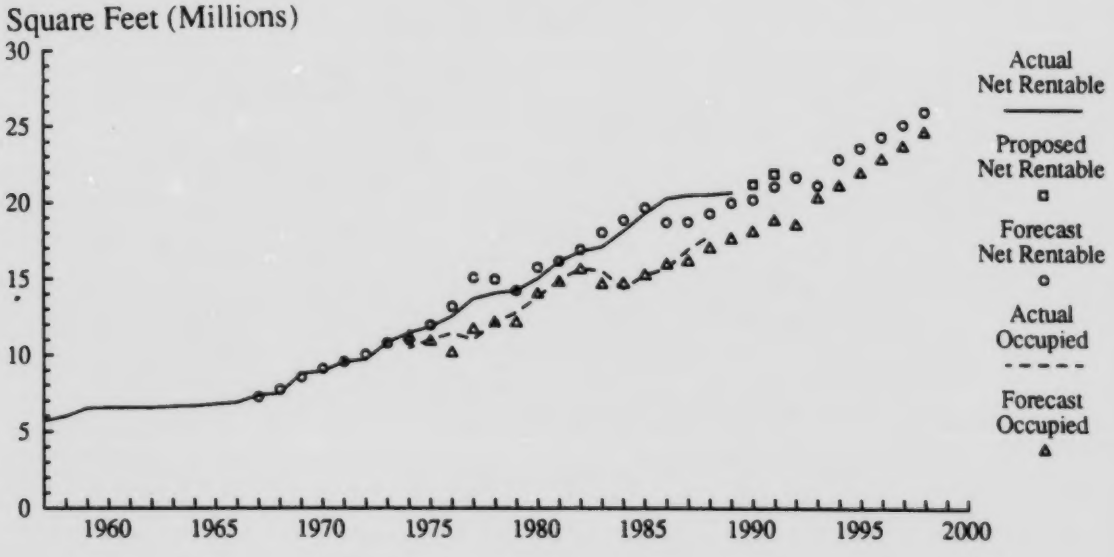
NAME OF BUILDING	ADDRESS		OFFICE (m2)	OFFICE (sq.ft.)	OTHER (m2)	OTHER (sq.ft.)	FLOORS	HEIGHT (ft.)	YEAR
Crown Life	1500	Georgia West	19,760	212,700	4,600	49,496	20		1978
Guaranty Trust	800	Pender West	11,000	118,400	540	5,800	16	202	1978
The Harbourview	190	Alexander	3,501	37,681	0	0	6		1979
Robson Square	800	Robson	20,330	218,740	72,500	780,075	7		1979
Cascade	1166	Alberni	16,950	182,400	930	10,000	16		1980
Westar Place	1176	Georgia West	20,940	225,400	1,080	11,600	20	260	1980
BCED Building	999	Hastings West	19,810	213,200	1,130	12,200	19	265	1980
Megan Land Building	815	Hornby	5,770	62,100	1,270	13,700	6		1980
Fidelity Life	1130	Pender West	13,150	141,500	930	10,000	15	213	1980
Evergreen Building	1285	Pender West	8,320	89,500	2,790	30,000	10		1980
Burrard Medical Centre	1160	Burrard	4,570	49,200	1,250	13,500	8	98	1981
Bentall IV	1055	Dunsmuir	57,230	616,000	1,660	17,900	35	450	1981
Stock Exchange Tower	609	Granville	27,870	300,000	0	0	24	315	1981
Loomis	1290	Hornby	1,840	19,800	960	10,300	3	41	1981
Vancouver Showmart	910	Mainland	12,840	138,300	0	0	3	50	1981
Sun Life Plaza	1100	Melville	16,000	172,000	0	0	16	220	1981
-----	550	Beatty	2,170	23,400	4,930	53,100	5		1982
Kilborn Building	1380	Burrard	13,440	144,700	0	0	7	79	1982
Prime Capital Place	808	Hastings West	8,110	87,300	680	7,300	11	131	1982
Chancery Place	865	Hornby	10,690	115,100	5,190	55,900	13	165	1982
London Place	1177	Hornby	8,580	92,400	4,690	50,500	15	222	1982
Institute of CA's of B.C.	1133	Melville	6,220	67,000	4,020	43,300	10	112	1982
Nelson Square	808	Nelson	21,540	231,900	6,780	73,000	24	300	1982
800 Burrard Building	800	Burrard	21,290	229,200	7,300	82,100	20	247	1983
Princess Building	609	Hastings West	2,940	31,600	960	10,300	11	132	1983
Canada Post	1010	Howe	9,060	97,500	2,680	28,800	12	150	1983
Park Place	666	Burrard	59,900	644,800	2,090	22,500	35	450	1984
Brenhill Building	845	Cambie	6,900	74,300	1,210	13,000	10	147	1984
Gagliardi	1185	Georgia West	14,580	156,900	980	10,600	17	201	1984
Swan Wooster	1190	Hornby	12,380	133,100	3,980	42,800	12	121	1984
Marco Polo Prof. Bldg.	88	Pender East	3,160	34,000	560	6,000	5	63	1984
-----	889	Pender West	4,070	43,800	0	0	8	121	1984
Laurentian Pacific Place	1140	Pender West	15,970	171,690	4,955	53,280	18	232	1984
Commerce Place	400	Burrard	23,480	252,700	200	2,100	21	294	1985
Montreal Trust Centre	510	Burrard	19,840	213,350	455	4,875	14	190	1985
Price Waterhouse Centre	601	Cordova West	15,395	165,520	1,270	13,655	16	235	1985
H.A.Simons	401	Georgia West	26,760	288,100	1,210	13,000	24	290	1985
Grosvenor International	1040	Georgia West	20,750	223,400	1,060	11,400	21	280	1985
-----	1110	Hamilton	1,876	20,199	0	0	3		1985
Hornby Professional Ctr	1128	Hornby	4,200	45,200	270	3,000	6		1985
First Canadian	1125	Howe	12,875	138,465	820	8,820	12	183	1985
-----	518	Beatty	3,345	36,000	930	10,000	10	113	1986
World Trade Centre	999	Canada Place	21,500	231,000	75,640	814,200	15		1986
Hong Kong Bank/Canada	885	Georgia West	38,090	410,000	2,045	22,000	23	314	1986
Sinclair Centre	757	Hastings West	16,500	177,500	6,400	68,800	5		1986*
Sun Alliance	580	Hornby	5,115	55,000	2,325	25,000	9	127	1986
Robson Court	840	Howe	24,135	259,800	7,635	82,200	10	138	1986
John Robson Place	1155	Robson	5,441	58,564	0	0	8		1986*
-----	1164	Hamilton	2,787	30,000	0	0	5	53	1987*
Reid Stenhouse	900	Howe	10,033	108,000	557	6,000	10	128	1987
-----	630	Main	1,765	19,000	8,361	90,000	8	78	1987
The Landing	375	Water	8,835	95,100	8,853	95,300	8	122	1987*
-----	780	Beatty	3,427	36,885	1,226	13,200	7	91	1988*
-----	751	Burrard	1,950	20,980	2,550	27,450	4		1989
-----	1124	Mainland	3,636	39,130	0	0	5		1989
Vancouver House	605	Robson	14,325	154,200	700	7,500	16		1989

* Renovation

NET RENTABLE AND OCCUPIED OFFICE FLOOR SPACE (ACTUAL, PROPOSED, AND FORECAST) DOWNTOWN VANCOUVER, 1957-1998

This graph and table present past, present, and future office floor space information for buildings located in downtown Vancouver. All floor space figures are in square feet. Actual net rentable space is calculated as 85 percent of gross space. Gross space is taken from City of Vancouver permit records. Actual occupied space is calculated using vacancy rates published by the Real Estate Board of Greater Vancouver. Proposed space, which is from approved development permit applications where the building is currently under construction, is assigned to the year of its expected completion. Proposed space without an indicated completion date is noted separately. Net rentable space is forecast from a linear regression model using B.C. Government estimates and forecasts of gross provincial product (constant dollars) as the single explanatory variable. The dependent variable, floor space, lags the explanatory variable by four years. Occupied floor space is also forecast from gross provincial product, but with only a one-year lag. All floor space forecasts were last updated on 1988 09 01. This table is updated periodically as revised estimates and forecasts are released.

DOWNTOWN OFFICE SPACE, 1957-1998



NET RENTABLE AND OCCUPIED OFFICE FLOOR SPACE DOWNTOWN VANCOUVER, 1957-1998

Year	Actual Net Rentable Floor Space (Square Feet)	Proposed Net Rentable Floor Space (Square Feet)	Forecast Net Rentable Floor Space (Square Feet)	Actual Occupied Floor Space (Square Feet)	Forecast Occupied Floor Space (Square Feet)
1957	5,700,000				
1958	5,980,000				
1959	6,500,000				
1960	6,550,000				
1961	6,550,000				
1962	6,554,000				
1963	6,625,000				
1964	6,646,000				
1965	6,757,300				
1966	6,873,500				
1967	7,372,500		7,222,951		
1968	7,475,900		7,719,873		
1969	8,752,900		8,526,702		
1970	8,922,900		9,091,750		
1971	9,537,690		9,525,889		
1972	9,711,520		10,013,460		
1973	10,806,320		10,750,827		
1974	11,437,820		10,959,213	10,436,160	11,140,833
1975	11,827,885		11,933,778	11,003,180	10,852,622
1976	12,523,950		13,142,018	11,390,255	10,117,739
1977	13,661,335		15,026,330	10,996,030	11,645,887
1978	14,033,720		14,922,680	12,076,620	12,055,583
1979	14,217,650		14,187,798	12,784,720	12,089,765
1980	14,996,635		15,715,945	13,791,120	13,938,935
1981	16,097,640		16,125,641	14,891,670	14,751,395
1982	16,745,170		16,883,823	15,649,905	15,571,000
1983	17,049,725		18,008,994	15,472,535	14,603,225
1984	18,119,525		18,821,454	14,321,769	14,643,746
1985	19,247,249		19,641,058	15,220,401	15,188,123
1986	20,241,154		18,673,283	15,667,261	15,892,454
1987	20,455,014		18,713,804	16,921,605	16,106,260
1988	20,485,869		19,258,181	17,795,850	16,971,398
1989	20,668,033		19,962,513		17,578,530
1990		21,189,271	20,176,318		18,040,317
1991		21,890,529	21,041,456		18,770,774
1992			21,648,588		19,499,578
1993			21,110,376		20,250,243
1994			22,840,833		21,054,865
1995			23,569,637		21,911,739
1996			24,320,301		22,796,178
1997			25,124,923		23,680,351
1998			25,981,797		24,592,142

* An additional 1,432,428.5 square feet of office space is currently being processed (see Update E1); however, no anticipated completion dates have been assigned to these proposals..

EMPLOYMENT BY INDUSTRY BY CENSUS TRACT (WORK LOCATION), VANCOUVER AND UNIVERSITY ENDOWMENT LANDS, 1981

This table shows the number of people employed in each census tract by the following eight types of industry: primary (forestry, farming); manufacturing; construction; transportation; trade (retail, wholesale); finance; service; and government. This data from the 1981 Census includes all part and full time workers who were employed during the week prior to the Census (June 1,1981).

EMPLOYMENT BY INDUSTRY, 1981

TRACT	PRIMARY	MANU	CONST	TRANS	TRADE	FINANCE	SERVICE	GOV'T	TOTAL
1	30	988	77	61	378	83	240	17	1,874
2	33	254	120	264	113	28	463	52	1,327
3	103	1,395	128	178	773	55	1,086	23	3,741
4	18	1,784	188	541	1,709	50	1,149	305	5,744
5	70	1,513	316	1,027	530	182	697	925	5,260
6	27	56	103	31	288	116	852	98	1,571
7	12	282	103	98	243	105	457	23	1,323
8	114	56	94	18	56	77	394	46	855
9	27	68	85	74	310	480	755	75	1,874
10	0	23	111	117	699	177	743	155	2,025
11	13	62	34	25	124	66	823	52	1,199
12	0	28	120	25	321	237	554	11	1,296
13.01	0	17	17	43	197	83	314	57	728
13.02	0	68	43	0	45	6	114	11	287
14	0	11	26	49	282	83	440	17	908
15.01	0	11	17	6	34	17	46	0	131
15.02	0	0	43	6	39	28	280	34	430
16.01	6	6	34	92	310	22	337	17	824
16.02	40	85	197	289	417	199	674	34	1,935
17	0	40	103	68	220	397	686	11	1,525
18.01	7	85	94	18	299	132	240	29	904
18.02	0	34	60	80	68	0	109	80	431
19	7	23	17	148	68	66	286	6	621
20	0	11	9	861	333	50	657	1,305	3,226
21	7	17	60	0	118	149	446	6	803
22	0	28	51	25	310	188	280	0	882
23	0	40	51	0	34	6	292	29	452
24	13	45	145	12	135	61	234	40	685
25	7	56	188	18	226	160	469	11	1,135
26	0	11	77	0	68	28	137	17	338
27	0	23	34	25	259	94	532	86	1,053
28	0	34	60	6	45	94	314	0	553
29	0	107	222	31	282	99	4,013	92	4,846
30	27	68	128	12	429	72	600	46	1,382
31	43	638	197	37	434	116	692	34	2,191
32	7	147	299	55	502	210	606	52	1,878
33	33	28	51	6	96	11	217	6	448
34	19	316	256	141	384	138	709	69	2,032
35	0	56	85	86	604	39	612	138	1,620
36.01	13	395	154	55	1,404	0	554	259	2,834
36.02	6	638	214	209	463	99	303	6	1,938
37	0	62	128	31	305	66	520	23	1,135
38	7	344	77	326	626	99	1,841	40	3,360

TRACT	PRIMARY	MANU	CONST	TRANS	TRADE	FINANCE	SERVICE	GOV'T	TOTAL
39	7	226	316	566	761	541	10,380	2,006	14,803
40	14	113	85	37	677	464	1,000	86	2,476
41	37	1,095	205	252	558	607	3,573	437	6,764
42	6	62	85	43	333	66	474	109	1,178
43	13	45	51	105	372	110	623	63	1,382
44	0	56	94	6	79	28	497	287	1,047
45	7	107	188	0	446	121	869	34	1,772
46	0	51	111	12	367	265	600	11	1,417
47	21	231	385	123	496	668	1,126	98	3,148
48	61	1,344	932	344	1,478	513	2,635	224	7,531
49.01	31	4,737	1,154	1,088	4,163	1,678	5,224	609	18,684
49.02	7	17	43	12	23	0	114	6	222
50.01	0	971	188	695	2,222	304	903	86	5,369
50.02	6	107	111	123	282	177	446	29	1,281
51	0	6	0	12	34	61	252	17	382
52.01	0	728	77	43	321	66	326	109	1,670
52.02	7	181	120	49	254	44	246	98	999
53	94	265	68	117	632	44	1,921	40	3,181
54	7	56	77	6	96	0	274	11	527
55	33	661	171	443	581	243	669	172	2,973
56	125	2,501	710	406	2,019	182	1,709	253	7,905
57	94	1,790	470	1,193	2,758	359	1,966	270	8,900
58	44	1,491	342	1,556	1,038	132	1,229	1,523	7,355
59.01	927	5,048	1,129	13,197	14,078	9,597	20,355	3,817	68,148
59.02	13	870	633	2,405	1,737	690	3,927	149	10,424
60	12	130	120	135	276	121	566	23	1,383
61	6	6	34	6	68	105	252	6	483
62	7	11	9	18	39	143	183	11	421
63	6	6	17	6	152	88	623	17	915
64	12	79	197	49	237	99	2,658	23	3,354
65	6	23	34	98	310	66	657	40	1,234
66	2,602	2,823	573	3,210	1,421	7,539	9,683	3,822	31,673
67	122	243	77	49	434	469	3,407	379	5,180
68	0	45	26	18	130	88	372	345	1,024
69	56	51	154	68	62	39	7,122	471	8,023
TOTAL	5,072	36,129	13,602	31,684	53,514	30,185	112,628	20,018	302,832

HOTEL INVENTORY AND OCCUPANCY RATES

This bulletin lists hotels located in the city of Vancouver, and provides hotel occupancy rates for downtown Vancouver and greater Vancouver.

The list of hotels includes only those hotels that cater to tourists and have over twenty rooms. It has been compiled using information in the Tourism British Columbia's, Accomodation Guide 1989, and is updated using building and development permit records obtained from the City of Vancouver's Permit and Licenses Department.

The two tables show the percentage of rooms occupied in downtown Vancouver and in greater Vancouver. The first table covers annual rates from 1981 to 1989 and the second table presents the rates for each month during the past four years. The graph illustrates the monthly occupancy rates. This information is provided by Pannell Kerr Forster Management Consultants.

This bulletin is updated semi-annually.

HOTELS IN THE CITY OF VANCOUVER, EXISTING AND PROPOSED

NAME OF HOTEL EXISTING		ADDRESS	ROOMS
Hyatt Regency Hotel	655	Burrard Street	646
Hotel Vancouver	900	Georgia Street West	508
The Westin Bayshore Hotel	1601	Georgia Street West	519
Pan Pacific Vancouver Hotel	999	Canada Place	505
New World Harbourside	1133	Hastings Street West	432
Hotel Meridien	845	Burrard Street	397
The Four Seasons Hotel	791	Georgia Street West	385
Sheraton-Landmark Hotel	1400	Robson Street	358
Hotel Georgia	801	Georgia Street West	314
Coast Plaza at Stanley Park	1733	Comox Street	267
Century Plaza Hotel	1015	Burrard Street	245
Pacific Palisades Hotel	1277	Robson Street	233
Vancouver Sandman Inn Hotel	180	Georgia Street West	216
Blue Horizon Hotel	1225	Robson Street	212
Holiday Inn - Downtown Vancouver	1110	Howe Street	210
Westbrook Hotel	1234	Hornby Street	200
Delta Place	645	Howe Street	197
Patricia Hotel	403	Hastings Street East	195
Holiday Inn Vancouver	711	Broadway West	193
Ming Court	1160	Davie Street	192
The Coast Georgian Court	773	Beatty Street	178
YWCA Hotel	580	Burrard Street	167
Quality Inn Downtown	1335	Howe Street	153
Sheraton Plaza 500 Hotel	500	Twelfth Avenue West	153
Best Western Chateau Granville	1100	Granville Street	144
Best Western King's Inn	5411	Kingsway	140
Best Western O'Doul's Hotel	1314	Robson Street	132

NAME OF HOTEL EXISTING (continued)		ADDRESS	ROOMS
Austin Motor Hotel	1221	Granville Street	126
YMCA	955	Burrard Street	120
Best Western Sands Motor Hotel	1755	Davie Street	119
Coast Atrium Inn	2889	Hastings Street East	116
Sylvia Hotel	1154	Gilford Street	115
Centennial Motor Hotel	898	Broadway West	113
Hazelwood Hotel	344	Hastings Street East	112
Heritage House	455	Abbott Street	110
Bosman's Motor Hotel	1060	Howe Street	101
Blue Boy Motor Hotel	725	Marine Drive Southwest	100
Nelson Place Hotel	1006	Granville Street	100
Niagara Hotel	435	Pender Street West	99
Abbotsford Hotel	921	Pender Street West	94
Biltmore Motor Hotel	395	Kingsway	94
Wedgewood Hotel	845	Hornby Street	94
Coast Vancouver Airport Hotel	1041	Marine Drive Southwest	92
St. Regis Hotel	602	Dunsmuir Street	84
Barclay Hotel	1348	Robson Street	83
City Centre Motel	2111	Main Street	76
Mr Sport Hotel	3484	Kingsway	75
Tropicana Motor Inn	1361	Robson Street	74
Dufferin Hotel	900	Seymour Street	71
Burrard Motor Inn	1100	Burrard Street	70
Vancouver Centre Travelodge	1304	Howe Street	68
Best Western Motor Inn	3075	Kingsway	66
Kingsway Travelodge	2075	Kingsway	66
2400 Motel	2400	Kingsway	65
Kingston Hotel	757	Richards Street	60
Exhibition Park Travelodge	3475	Hastings Street East	58
Granville Island Hotel	1253	Johnston Street	54
Castle Hotel	750	Granville Street	53
English Bay Hotel	1150	Denman Street	52
Sunset Inn Apartment Hotel	1111	Burnaby Street	50
Fraser Arms Hotel	1450	Marine Drive Southwest	50
Eldorado Motor Hotel	2330	Kingsway	50
London Guard Motel	2227	Kingsway	45
Ambassador Hotel	1212	Granville Street	43
Robsonstrasse City Motor Inn	1394	Robson Street	41
Riviera Motor Inn	1431	Robson Street	40
Cariboo Motel & Trailer Park	2555	Kingsway	33
Greenbrier Apartment Hotel	1393	Robson Street	31
Waldorf Hotel	1489	Hastings Street East	30
Buchan Hotel	1906	Haro Street	27
Oceanside Apartment Hotel	1847	Pendrell Street	23
Palms Motel	3505	Kingsway	23
Shato Inn Apartment Hotel	1825	Comox Street	22
Total Number of Rooms			10,782

UNDER CONSTRUCTION

---	200	Burrard Street	500
---	2955	Kingsway	82

NAME OF HOTEL PROPOSED		ADDRESS	ROOMS
----	526-528	Hastings Street West	492
----	900	Pacific	411
----	1146	Melville	400
----	1300	Georgia Street West	313
----	800	Hamilton	184
Centennial Hotel (Integrate with)	898	Broadway West	136
----	186-196	Smithe	126
---	1147-55	Hornby	80
---	1379	Howe	60
---	731-775	Davie	54
---	739	Beatty	52
Coast Vancouver Airport Hotel (Addition)	1041	Marine Drive Southwest	44

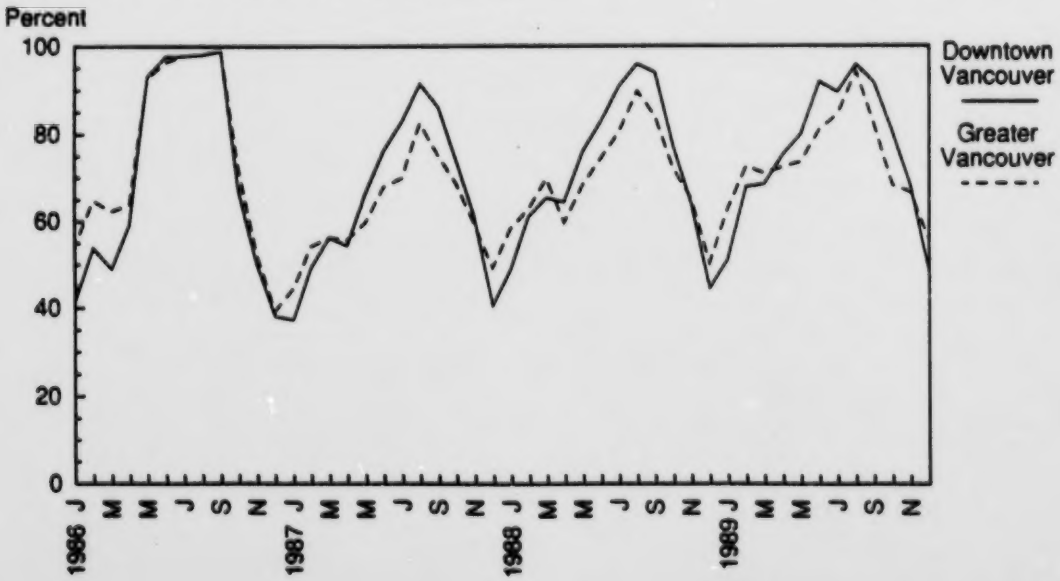
DEMOLITIONS (November 1984 - December 1989)

O'Doul"s Best Western	1300	Robson	59
Pacific Motel	2860	Kingsway	45
The Surf Apartment Hotel	1861	Beach Avenue	20

ANNUAL AVERAGE HOTEL OCCUPANCY RATES

	DOWNTOWN VANCOUVER	GREATER VANCOUVER
1981	73.8	77.9
1982	61.0	61.4
1983	62.4	60.0
1984	63.9	63.0
1985	65.6	67.8
1986	70.7	73.2
1987	64.8	61.9
1988	72.5	69.2
1989	76.2	73.8

MONTHLY HOTEL OCCUPANCY RATES



MONTHLY HOTEL OCCUPANCY RATES

		DOWNTOWN VANCOUVER	GREATER VANCOUVER
1986	Jan	41.4	54.2
	Feb	53.9	64.7
	Mar	49.0	62.3
	Apr	59.1	63.8
	May	93.0	92.7
	Jun	97.6	96.3
	Jul	97.8	97.8
	Aug	98.0	98.0
	Sep	98.8	99.1
	Oct	67.2	72.2
	Nov	49.9	52.2
	Dec	38.1	39.2
1987	Jan	37.3	44.5
	Feb	49.3	54.2
	Mar	56.3	56.3
	Apr	54.4	55.8
	May	66.5	59.8
	Jun	76.2	67.8
	Jul	82.9	69.9
	Aug	91.5	82.5
	Sep	86.2	75.1
	Oct	74.2	68.8
	Nov	61.2	59.4
	Dec	40.5	49.3
1988	Jan	48.8	58.2
	Feb	61.1	62.9
	Mar	65.4	69.8
	Apr	64.5	59.6
	May	75.9	68.3
	Jun	82.9	74.5
	Jul	90.8	80.4
	Aug	95.9	89.8
	Sep	94.0	84.1
	Oct	77.2	72.1
	Nov	64.1	65.3
	Dec	44.6	50.4
1989	Jan	51.2	63.0
	Feb	68.0	72.6
	Mar	68.6	71.1
	Apr	75.3	72.5
	May	80.0	73.7
	Jun	91.9	81.0
	Jul	89.5	84.5
	Aug	95.8	94.2
	Sep	91.7	82.3
	Oct	80.4	68.4
	Nov	68.3	66.8
	Dec	48.3	55.7

BUILDING PERMITS, 1979-1989

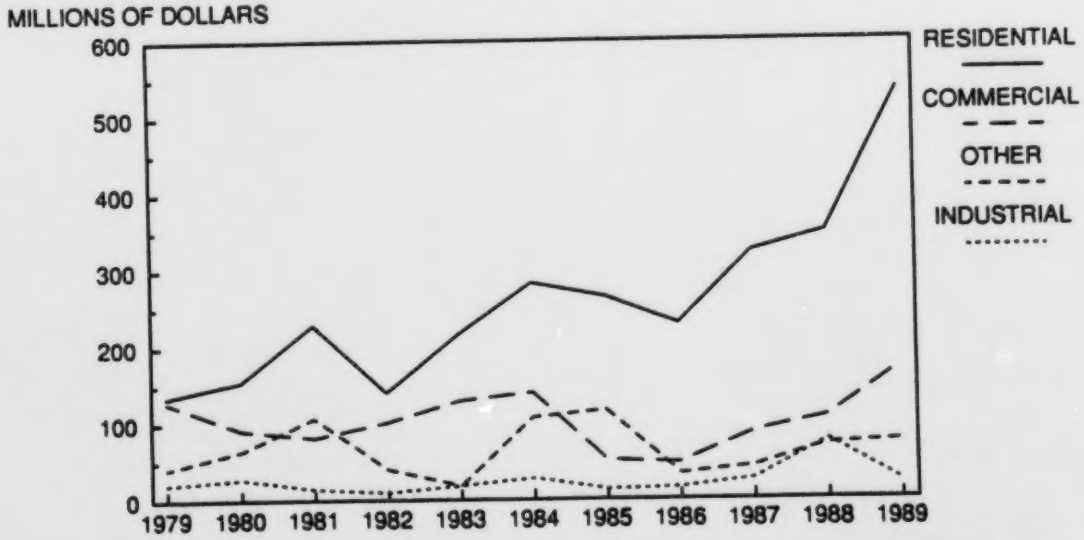
The tables and graphs in this bulletin present information on building permits issued by the City of Vancouver. Data includes the value of building permits issued by four categories: residential, industrial, commercial, and other. The 'other' category includes assembly and institutional type buildings. Within each category, the permit values are provided for new construction and for additions and alterations. In the first two tables the values are given in the dollars of the day. The third table presents constant dollar values based on 1981=100.

The first two graphs illustrate annual and monthly values for new construction. The third graph shows the total value of building permits issued by type of building in 1988 and 1989. The final graph shows current and constant values for all construction since 1979. The data is provided by the City of Vancouver's Permits and Licenses Department and is updated semi-annually.

ANNUAL VALUE OF BUILDING PERMITS ISSUED BY TYPE OF BUILDING ($ 000s)

Year	Residential		Industrial		Commercial		Other		Total
	New	Add/Alt	New	Add/Alt	New	Add/Alt	New	Add/Alt	
1979	134,914	16,503	21,402	5,172	127,677	25,866	40,784	37,291	409,610
1980	154,926	30,375	28,289	12,759	90,827	44,988	64,125	29,506	455,795
1981	228,946	32,811	14,383	3,549	82,328	61,199	106,834	26,633	556,683
1982	140,332	31,662	10,260	15,333	100,941	34,814	39,561	24,377	397,279
1983	215,711	35,385	18,005	5,740	129,349	46,419	17,741	81,683	550,032
1984	281,969	31,191	27,904	11,331	139,327	92,790	107,246	21,379	713,137
1985	264,149	36,888	12,617	14,755	51,372	69,250	116,079	24,350	589,459
1986	229,066	30,123	16,454	6,321	47,620	77,267	32,557	26,650	466,057
1987	322,858	29,932	26,153	14,290	88,351	70,504	42,545	27,109	621,741
1988	349,377	37,161	75,649	24,508	108,200	81,243	71,162	30,950	778,250
1989	535,343	28,626	22,245	27,531	172,929	103,166	75,536	39,177	1,004,553

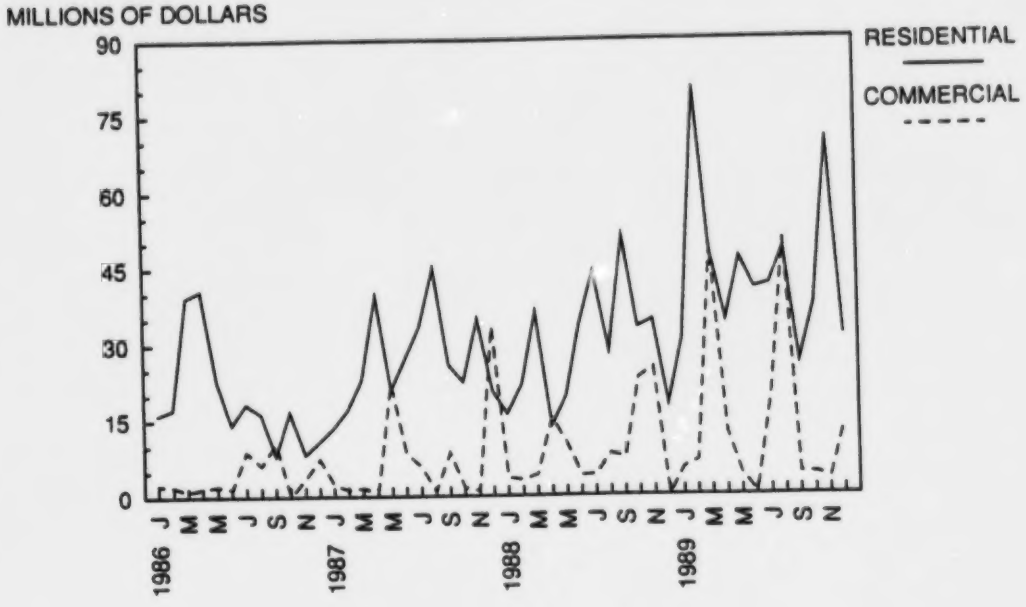
ANNUAL VALUE OF BUILDING PERMITS ISSUED FOR NEW CONSTRUCTION, 1979-1989



MONTHLY VALUE OF BUILDING PERMITS ISSUED BY TYPE OF BUILDING ($ 000s)

	Residential		Industrial		Commercial		Other		
	New	Add/Alt	New	Add/Alt	New	Add/Alt	New	Add/Alt	Total
1986									
Jan	16,127	2,484	221	968	2,327	5,020	9,487	1,607	38,241
Feb	17,295	2,603	427	801	1,983	5,302	918	3,499	32,829
Mar	39,323	1,536	1,075	609	1,087	23,996	1,094	2,341	71,060
Apr	40,555	3,044	572	709	1,652	4,657	7,484	7,387	66,060
May	22,939	4,081	270	669	2,165	5,670	816	1,714	38,324
Jun	14,105	2,023	221	421	1,563	6,587	2,248	897	28,064
Jul	18,307	2,205	1,383	365	8,905	3,929	840	1,564	37,498
Aug	16,285	2,727	1,198	221	6,228	3,251	667	1,562	32,138
Sep	8,125	1,922	2,438	210	10,670	5,286	1,827	1,000	31,478
Oct	16,774	2,749	4,156	284	51	2,452	1,542	1,235	29,243
Nov	8,308	2,789	2,663	468	3,642	3,280	1,009	1,756	23,916
Dec	10,923	1,960	1,830	597	7,348	7,836	4,625	2,087	37,206
1987									
Jan	13,544	2,092	3,062	788	2,372	5,909	683	1,219	29,669
Feb	17,080	1,072	6,500	1,901	1,294	5,458	3,416	2,503	39,224
Mar	22,937	1,742	243	989	1,702	5,877	2,987	1,537	38,013
Apr	39,524	3,667	1,545	1,394	716	5,862	7,954	3,934	64,596
May	20,891	2,508	270	385	22,320	4,671	5,496	405	56,948
Jun	27,017	3,224	674	1,468	8,545	6,900	7,999	1,958	57,785
Jul	33,363	4,393	1,412	1,497	5,805	7,769	1,361	3,763	59,363
Aug	44,892	1,816	3,435	620	910	4,745	848	2,381	59,649
Sep	25,803	3,359	4,542	614	8,670	4,693	1,456	1,397	50,533
Oct	22,463	2,075	372	302	1,710	6,580	8,527	2,285	44,314
Nov	34,792	1,517	1,169	1,072	1,015	6,092	800	4,401	50,858
Dec	20,550	2,468	2,929	3,260	33,291	5,947	1,018	1,326	70,791
1988									
Jan	16,192	1,419	9,500	903	3,635	4,235	381	831	37,095
Feb	21,912	3,076	2,954	5,432	3,112	4,951	1,088	2,606	45,131
Mar	36,198	2,501	750	3,269	4,150	4,310	3,169	3,197	57,545
Apr	13,671	1,908	3,771	677	15,415	5,376	973	716	42,506
May	19,403	3,009	11,073	968	10,273	6,739	950	1,233	53,649
Jun	33,523	7,037	20,995	1,910	3,918	6,497	49,268	3,420	126,567
Jul	44,107	3,021	853	4,671	4,031	5,399	4,484	4,735	71,301
Aug	28,284	3,369	16,010	2,566	8,218	12,608	1,528	5,317	77,900
Sep	50,949	1,570	3,175	724	7,395	13,290	1,182	1,012	79,297
Oct	32,938	4,442	979	1,629	23,003	6,242	4,509	1,971	75,713
Nov	34,408	2,444	2,755	1,107	25,050	5,984	2,942	4,568	79,258
Dec	17,792	3,363	2,835	653	0	5,612	689	1,343	32,287
1989									
Jan	30,584	1,469	3,305	4,777	5,390	12,610	2,084	1,766	61,986
Feb	80,206	831	4,340	1,455	6,781	7,732	1,537	1,777	104,660
Mar	47,888	2,396	340	10,905	48,694	5,283	3,015	7,855	126,377
Apr	34,352	3,562	1,268	2,743	12,328	7,108	2,867	901	65,129
May	46,697	2,169	356	787	3,934	7,220	34,775	1,232	97,170
Jun	40,555	3,072	482	2,115	435	7,429	1,975	4,820	60,882
Jul	41,441	2,930	2,035	1,447	19,374	9,529	9,235	2,578	88,569
Aug	48,480	1,669	2,685	612	50,105	7,768	1,694	5,231	118,244
Sep	25,988	1,563	1,505	382	4,282	4,568	12,269	2,160	52,717
Oct	37,423	1,588	520	841	4,180	13,928	2,976	1,504	62,959
Nov	70,311	2,256	2,420	1,162	3,376	16,165	2,173	4,676	102,539
Dec	31,417	5,122	2,990	304	14,050	3,824	935	4,679	63,322

MONTHLY VALUE OF RESIDENTIAL AND COMMERCIAL BUILDING PERMITS ISSUED FOR NEW CONSTRUCTION 1986-1989

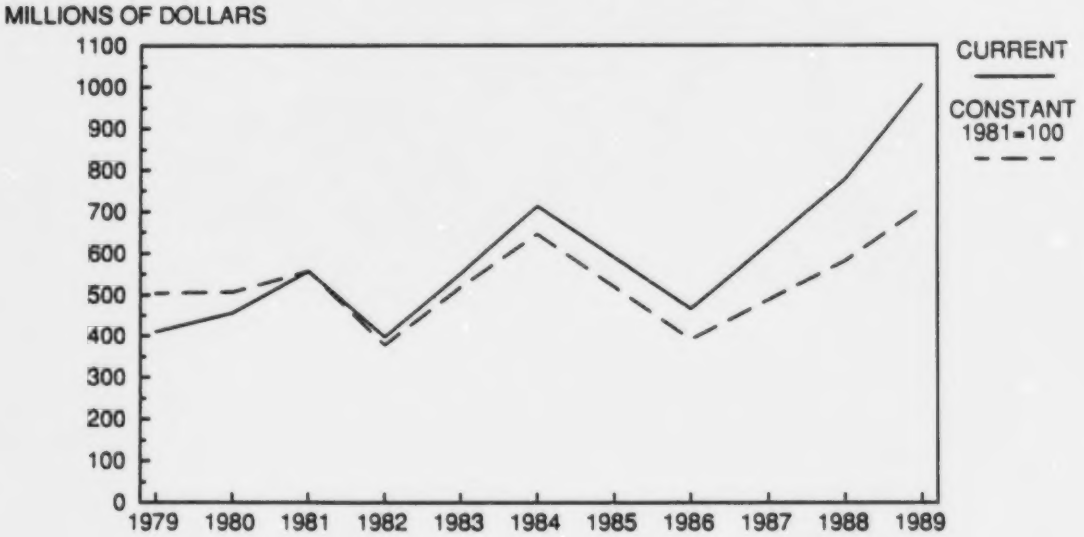


TOTAL VALUE OF BUILDING PERMITS ISSUED ($000)

ANNUAL VALUE OF BUILDING PERMITS ISSUED BY TYPE OF BUILDING IN CONSTANT 1981 DOLLARS ($ 000s)

Year	Residential		Industrial		Commercial		Other		Total
	New	Add/Alt	New	Add/Alt	New	Add/Alt	New	Add/Alt	
1979	161,961	19,812	26,719	6,457	159,398	32,292	50,916	46,556	504,111
1980	171,758	33,676	31,502	14,208	101,144	50,098	71,409	32,857	506,651
1981	228,946	32,811	14,383	3,549	82,328	61,199	106,834	26,633	556,683
1982	137,312	30,981	9,526	14,237	93,724	32,325	36,732	22,634	377,470
1983	203,693	33,413	16,827	5,364	120,887	43,383	16,580	76,339	516,486
1984	255,638	28,278	25,184	10,226	125,746	83,745	96,793	19,295	644,907
1985	232,730	32,501	11,038	12,909	44,945	60,586	101,556	21,303	517,569
1986	187,298	24,630	14,271	5,482	41,301	67,014	28,236	23,113	391,346
1987	241,841	22,421	21,740	11,879	73,442	58,607	35,366	22,534	487,829
1988	245,349	26,096	59,849	19,389	85,601	64,275	56,299	24,486	581,344
1989	355,591	19,014	16,916	20,936	131,505	78,453	57,442	29,792	709,651

TOTAL VALUE OF BUILDING PERMITS ISSUED FOR ALL CONSTRUCTION, CURRENT AND CONSTANT DOLLARS 1979-1989



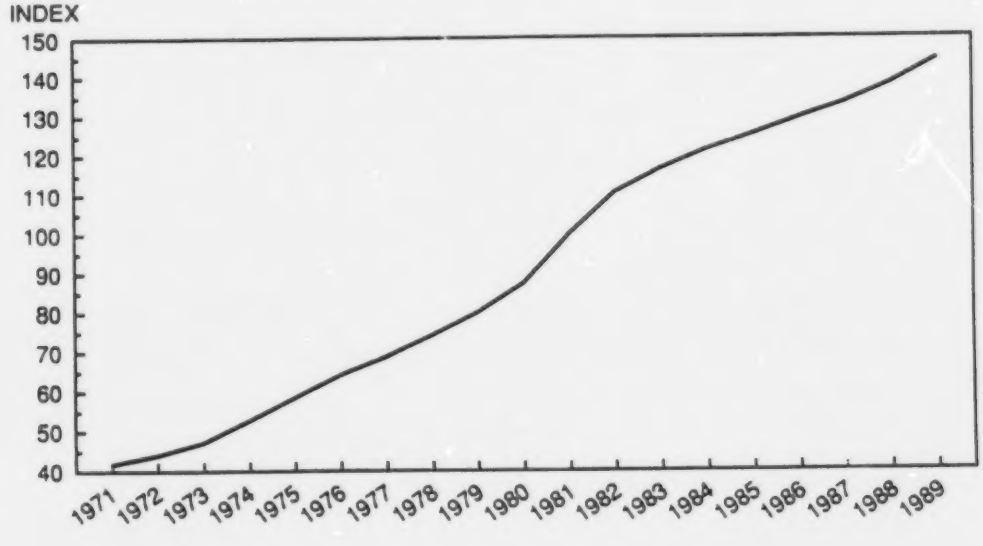
CONSUMER PRICE INDEX, 1971-1989

This bulletin's tables and graphs present the consumer price indexes (CPI) for Metro Vancouver. Annual indexes cover the years 1971 to 1989 and monthly indexes include the past six years. The CPI is expressed in terms of 1981=100. The data is provided by Statistics Canada and is updated semi-annually.

ANNUAL CONSUMER PRICE INDEX

	Index		Index
1971	41.9	1981	100.0
1972	44.1	1982	110.5
1973	47.3	1983	116.6
1974	52.8	1984	121.3
1975	58.6	1985	125.2
1976	64.3	1986	129.3
1977	68.9	1987	133.3
1978	74.3	1988	138.1
1979	80.0	1989	144.2
1980	87.5		

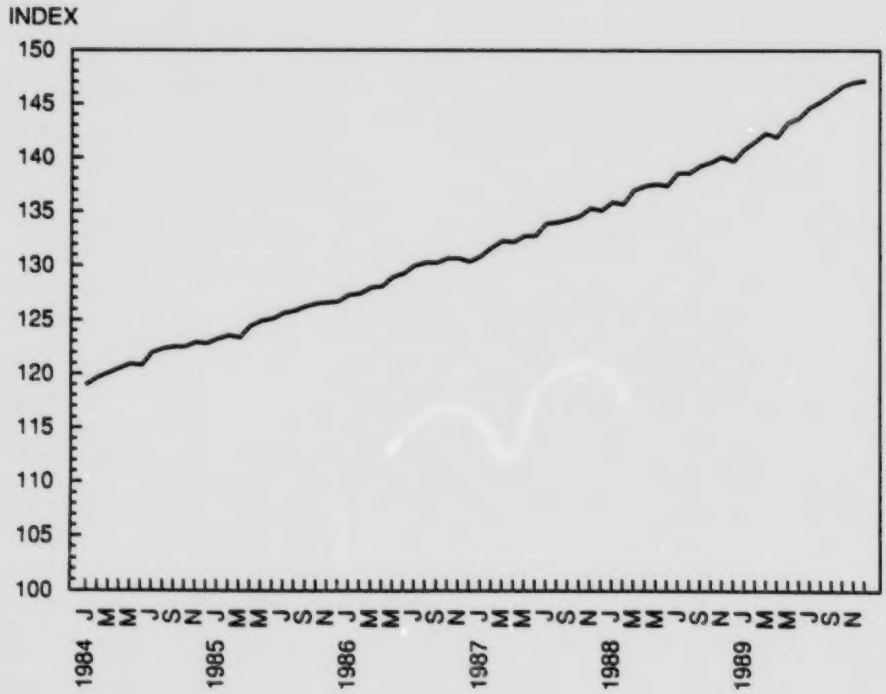
ANNUAL CONSUMER PRICE INDEX (1981=100)



MONTHLY CONSUMER PRICE INDEX

	1984	1985	1986	1987	1988	1989
Jan	119.0	123.2	127.3	130.9	135.9	140.8
Feb	119.7	123.5	127.4	131.7	135.7	141.5
Mar	120.1	123.3	128.0	132.3	137.0	142.3
Apr	120.5	124.4	128.1	132.2	137.4	141.9
May	120.9	124.9	129.0	132.8	137.6	143.3
Jun	120.8	125.1	129.3	132.8	137.4	143.7
Jul	122.0	125.6	130.0	133.9	138.6	144.7
Aug	122.3	125.8	130.3	134.0	138.6	145.2
Sep	122.5	126.2	130.3	134.3	139.3	145.9
Oct	122.5	126.5	130.7	134.6	139.6	146.6
Nov	122.9	126.6	130.7	135.3	140.1	147.0
Dec	122.8	126.7	130.4	135.1	139.7	147.2

MONTHLY CONSUMER PRICE INDEX (1981=100)



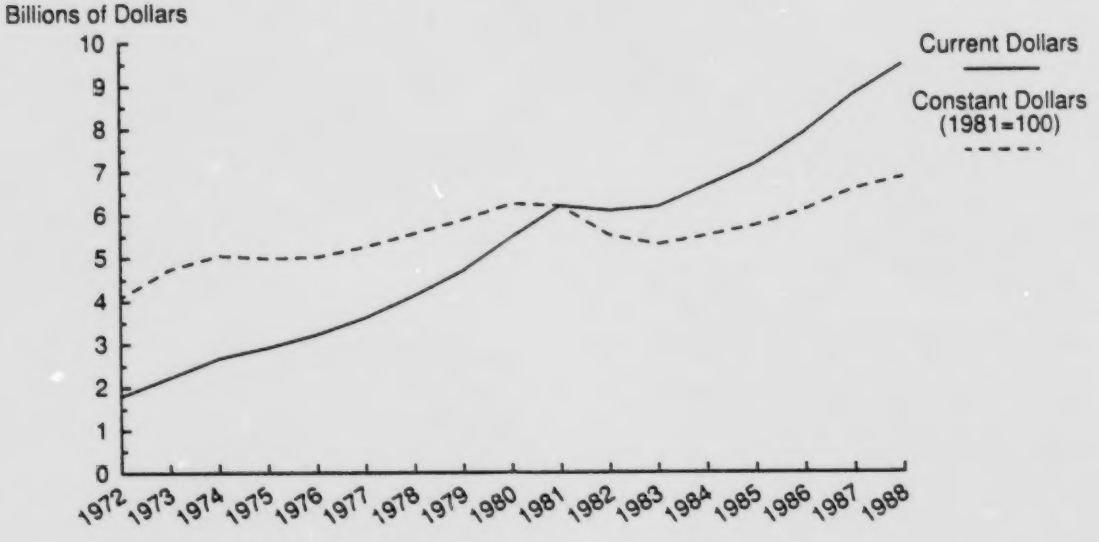
RETAIL SALES, 1972-1989

The tables and graphs in this bulletin present the value of retail sales in Metro Vancouver since 1972. The total values for "all stores" are given in both current and constant dollars. The constant dollars are based on 1981=100. The total values are illustrated in the two graphs. Prior to 1987 sales data by type of store cover the following six categories: food stores; general and department stores; automobile sales, service and parts; clothing and shoe stores; household goods (ie. furniture, appliances, hardware); and other (ie. florists, books); and is given in current dollars. In 1987 appliance sales were moved from the household goods to the other category. The data is provided by Statistics Canada and is updated semi-annually.

ANNUAL RETAIL SALES, ALL STORES (000's of Dollars)

	Current Dollars	Constant Dollars		Current Dollars	Constant Dollars
1972	1,798,489	4,078,206	1981	6,182,323	6,182,323
1973	2,243,301	4,742,708	1982	6,073,284	5,496,185
1974	2,672,249	5,061,078	1983	6,169,366	5,291,051
1975	2,923,037	4,988,118	1984	6,641,994	5,475,675
1976	3,224,651	5,015,009	1985	7,157,916	5,717,185
1977	3,615,290	5,247,155	1986	7,858,811	6,077,967
1978	4,127,107	5,554,653	1987	8,736,147	6,553,749
1979	4,686,815	5,858,519	1988	9,422,637	6,823,053
1980	5,462,930	6,243,349			

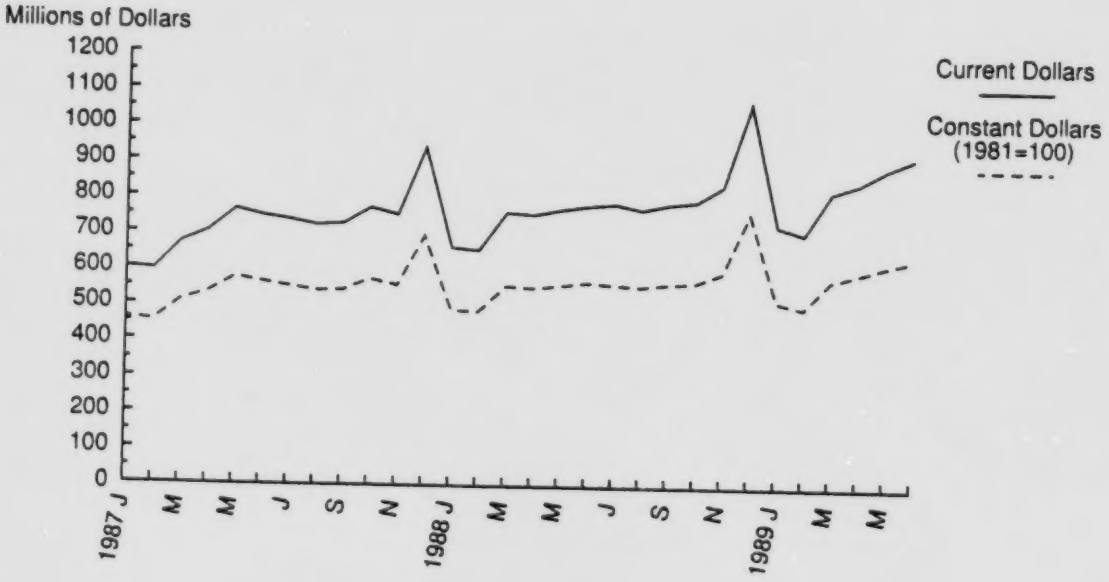
ANNUAL RETAIL SALES, ALL STORES



MONTHLY RETAIL SALES, ALL STORES (000's of Dollars)

	1987		1988		1989	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
Jan	602,562	460,322	661,605	486,832	727,769	516,881
Feb	596,261	452,742	655,478	483,035	705,914	498,879
Mar	672,717	508,478	760,550	555,146	821,500	577,301
Apr	705,820	533,903	755,759	550,043	847,591	597,316
May	764,537	575,706	768,354	558,397	886,694	618,768
Jun	747,290	562,718	780,088	567,750	917,749	638,656
Jul	736,704	550,190	785,925	562,045		
Aug	722,795	539,399	770,482	555,903		
Sep	727,175	541,456	786,649	564,716		
Oct	771,620	573,269	793,971	568,747		
Nov	751,306	555,289	836,904	597,362		
Dec	937,360	693,827	1,066,872	763,688		

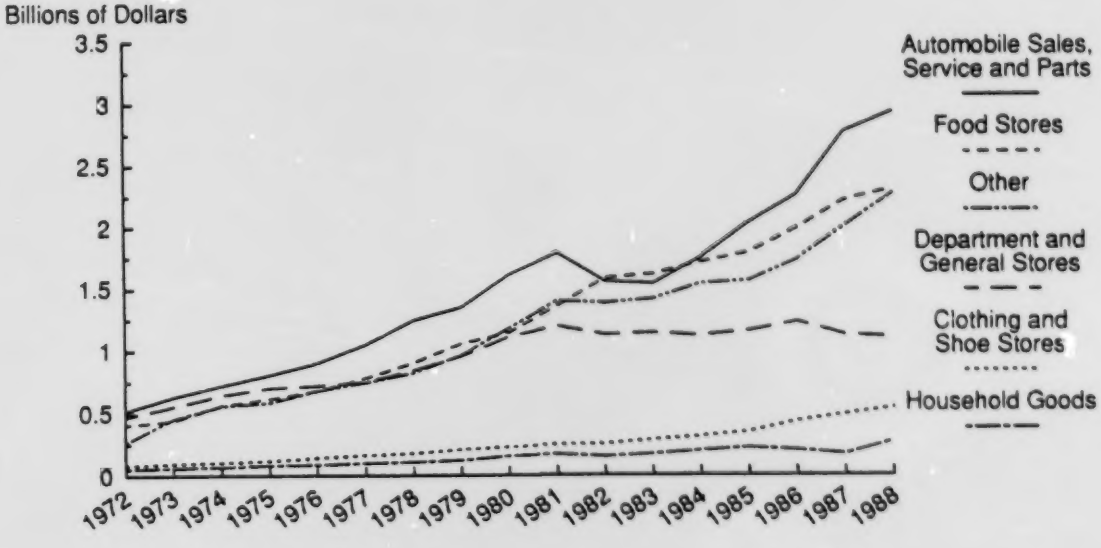
MONTHLY RETAIL SALES, ALL STORES



ANNUAL RETAIL SALES BY TYPE OF STORE (000's of Dollars)

	Food Stores	Dept & General Stores	Auto, Service & Parts	Clothing & Shoe Stores	Household Goods	Other
1972	404,668	470,095	522,191	82,263	53,585	265,687
1973	440,649	554,092	635,035	94,295	63,716	455,514
1974	563,378	647,019	724,880	106,821	69,791	560,360
1975	619,109	705,665	809,695	118,409	82,496	587,663
1976	681,822	725,647	905,463	141,277	89,126	681,316
1977	788,399	757,333	1,055,078	162,678	101,625	750,177
1978	909,735	847,971	1,251,974	180,148	112,389	824,890
1979	1,062,588	962,638	1,356,910	209,021	120,158	975,500
1980	1,150,551	1,118,216	1,620,519	228,052	158,437	1,187,155
1981	1,364,812	1,200,624	1,795,515	243,634	171,807	1,405,931
1982	1,587,598	1,133,485	1,559,727	251,596	151,633	1,389,245
1983	1,619,506	1,143,974	1,540,054	280,673	167,812	1,417,347
1984	1,717,703	1,124,062	1,752,203	308,813	196,738	1,542,475
1985	1,834,442	1,162,962	2,032,445	346,673	216,523	1,564,871
1986	1,990,638	1,233,041	2,263,769	434,413	201,566	1,735,384
1987	2,214,595	1,127,656	2,764,263	485,887	169,471	2,003,880
1988	2,304,775	1,109,043	2,926,143	539,512	274,991	2,268,173

ANNUAL RETAIL SALES BY TYPE OF STORE



MONTHLY RETAIL SALES BY TYPE OF STORE (000's of Dollars)

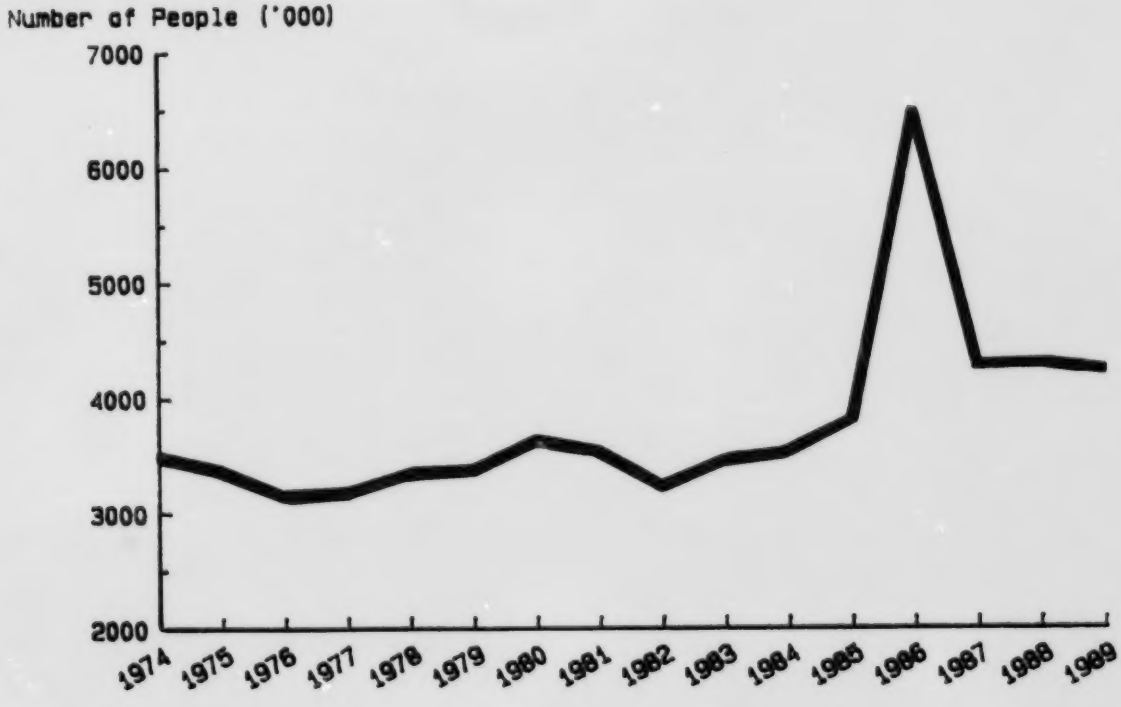
	Food Stores	Dept & General Stores	Auto, Service & Parts	Clothing & Shoe Stores	Household Goods	Other
1987						
Jan	178,422	78,169	169,553	33,379	14,355	134,442
Feb	158,981	73,382	199,079	27,492	16,602	128,654
Mar	166,869	85,857	235,382	33,505	17,535	141,498
Apr	173,353	92,817	246,712	35,091	18,743	147,093
May	206,112	91,288	254,227	39,356	11,591	161,963
Jun	182,736	83,560	260,926	39,241	12,200	168,627
Jul	183,016	79,691	251,758	37,681	12,074	172,484
Aug	186,185	80,030	231,295	39,846	12,982	172,457
Sep	176,900	91,648	236,663	42,348	13,058	166,558
Oct	207,966	91,409	241,355	43,681	12,740	174,469
Nov	182,115	112,355	226,733	44,033	13,525	172,545
Dec	211,940	167,450	210,580	70,234	14,066	263,090
1988						
Jan	189,970	65,177	208,547	35,768	12,386	149,757
Feb	172,207	64,104	215,133	31,560	19,812	152,662
Mar	189,668	83,095	257,182	39,107	21,287	170,211
Apr	187,678	83,639	252,395	38,756	22,623	170,668
May	172,693	83,009	271,151	40,427	23,054	178,020
Jun	174,992	88,348	265,346	43,241	22,270	185,891
Jul	210,673	77,553	249,473	43,637	23,870	180,719
Aug	185,756	83,231	244,653	44,464	24,304	188,074
Sep	200,292	96,208	235,320	46,918	25,375	182,536
Oct	196,803	92,268	236,535	45,359	25,292	197,714
Nov	189,554	117,710	253,781	48,508	27,980	199,371
Dec	234,489	174,701	236,627	81,767	26,738	312,550
1989						
Jan	187,622	66,181	232,848	39,132	24,697	117,289
Feb	186,686	67,039	236,257	34,222	21,418	160,292
Mar	208,104	81,786	275,968	39,860	25,258	190,524
Apr	201,895	89,894	284,570	44,422	25,847	200,963
May	200,287	90,687	314,076	44,844	26,405	210,395
Jun	215,593	92,993	313,997	47,509	24,976	222,681

TRAVEL INDICATORS 1974-1989

The tables and graphs in this bulletin show the number of U.S. and overseas residents entering through Canadian (B.C.) ports of entry. U.S. entries through Alberta and overseas visitors who enter Canada through another province are not included in these figures. The first table and the two graphs show the annual figures from 1974 to 1989 for travellers entering B.C. The second table gives the monthly figures between January 1984 and December 1989. This data is provided by Statistics Canada and B.C. Ministry of Tourism and Provincial Secretary and is updated annually.

Data previously published regarding domestic flight passenger arrivals at Vancouver International Airport (monthly and annual figures) is not included in this bulletin as these statistics are no longer available.

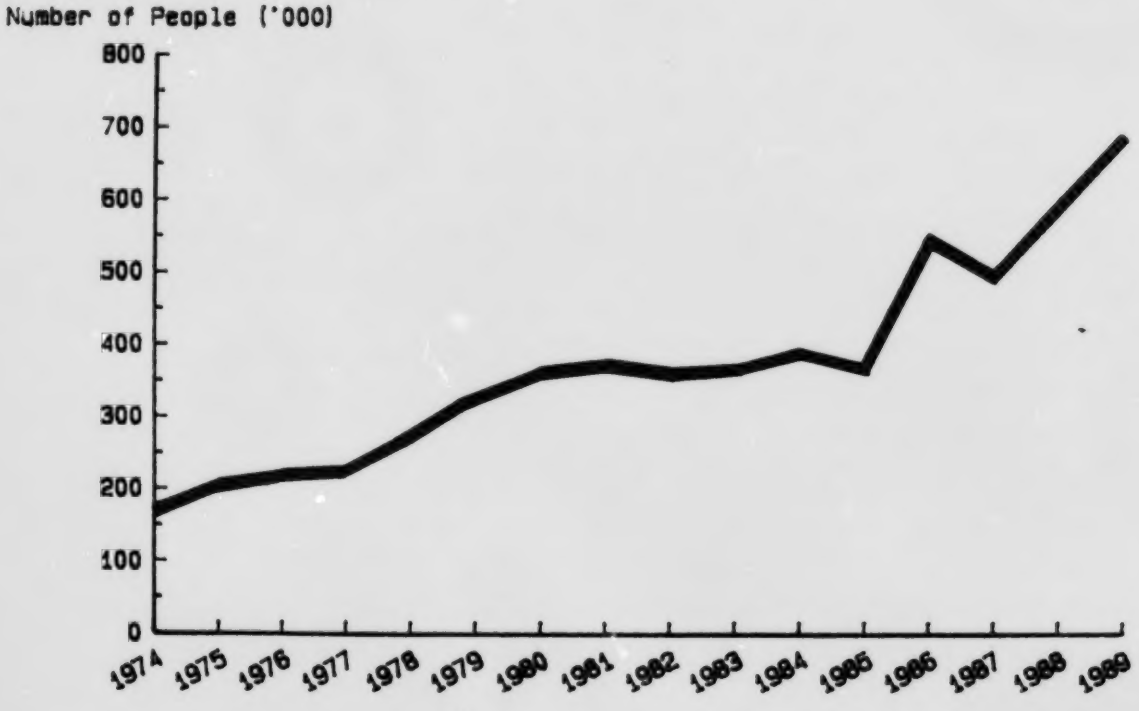
TRAVELLERS ENTERING THROUGH B.C. PORTS OF ENTRY: U.S. RESIDENTS



TRAVELLERS ENTERING THROUGH CANADIAN PORTS OF ENTRY ANNUAL FIGURES (000's)

Year	U.S. Residents	Overseas Entries
1974	3,477	168
1975	3,359	204
1976	3,147	217
1977	3,183	224
1978	3,353	272
1979	3,381	325
1980	3,621	359
1981	3,524	371
1982	3,222	358
1983	3,453	364
1984	3,525	387
1985	3,799	366
1986	6,454	543
1987	4,269	493
1988	4,286	592
1989	4,225	686

TRAVELLERS ENTERING THROUGH B.C. PORTS OF ENTRY: OVERSEAS RESIDENTS



TRAVELLERS ENTERING THROUGH CANADIAN PORTS OF ENTRY
MONTHLY FIGURES (000's)

	1984		1985	
Month	U.S. Residents	Overseas Entries	U.S. Residents	Overseas Entries
Jan	152	13	152	13
Feb	166	13	160	13
Mar	203	16	232	18
Apr	214	25	234	22
May	279	33	342	32
Jun	410	51	455	50
Jul	545	66	619	61
Aug	597	69	658	64
Sep	375	43	378	41
Oct	215	23	221	22
Nov	196	15	169	13
Dec	172	20	180	18

	1986		1987	
Month	U.S. Residents	Overseas Entries	U.S. Residents	Overseas Entries
Jan	179	14	190	15
Feb	176	13	205	15
Mar	253	20	241	20
Apr	242	24	264	27
May	656	53	367	43
Jun	885	79	478	63
Jul	1,080	101	661	86
Aug	1,195	105	723	91
Sep	901	68	437	55
Oct	469	32	278	32
Nov	207	16	222	19
Dec	210	21	218	28

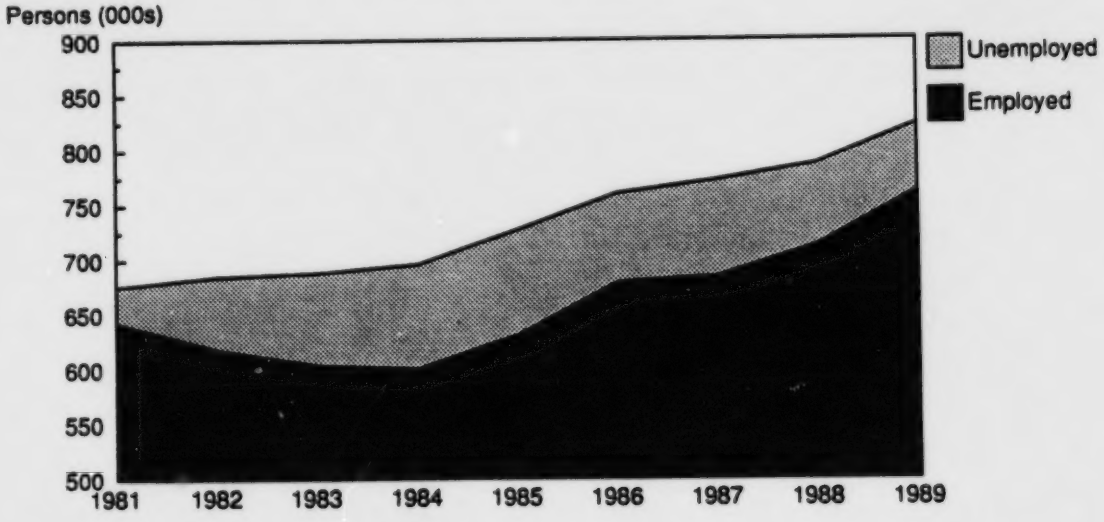
	1988		1989	
Month	U.S. Residents	Overseas Entries	U.S. Residents	Overseas Entries
Jan	207	18	188	29
Feb	218	23	173	29
Mar	241	29	232	37
Apr	266	31	273	40
May	358	52	362	56
Jun	453	72	487	82
Jul	664	103	665	108
Aug	683	105	678	114
Sep	454	65	445	74
Oct	260	34	262	43
Nov	236	25	227	31
Dec	246	34	233	43

LABOUR FORCE 1981-1989

This bulletin presents labour force figures for metropolitan Vancouver and the rest of British Columbia. These figures are based on a labour force survey conducted each month by Statistics Canada. Approximately five thousand households in B.C. are surveyed. Since the January 1989 version of this bulletin, the figures have been adjusted by Statistics Canada to reflect the labour force changes indicated by the 1981 and 1986 census results.

The first table shows annual averages from 1981 to 1989 for the population fifteen years and over, the labour force, the employed, and the unemployed. Also included are participation rates and unemployment rates. The participation rate indicates the percentage of the population fifteen years and over that is in the labour force. The unemployment rate indicates the percentage of the labour force that is unemployed. The second table covers the same information for each month during 1987, 1988, and 1989. The graph below shows the number of employed and unemployed in the labour force during the past nine years. The second graph illustrates the monthly employment figures for metropolitan Vancouver during the last three years. This data is provided by Statistics Canada and will be updated semi-annually.

ANNUAL LABOUR FORCE, METRO VANCOUVER 1981-1989



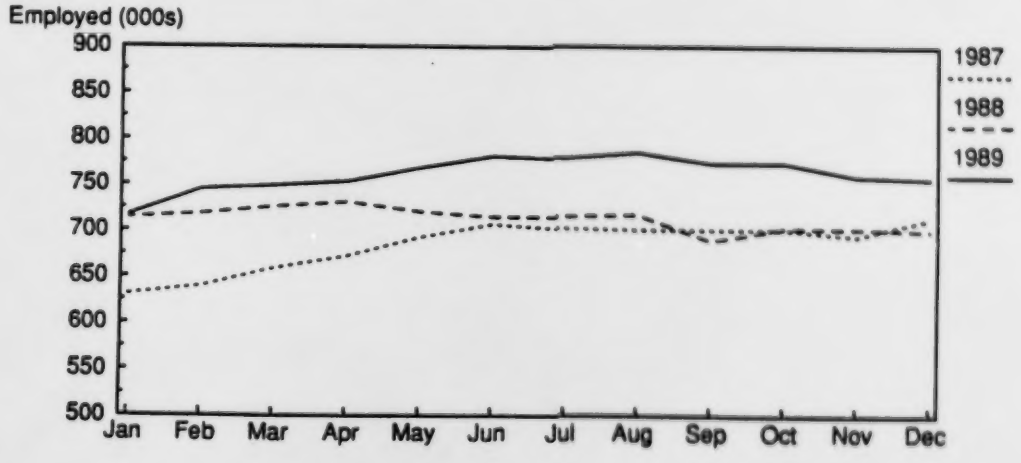
LABOUR FORCE, REVISED* ANNUAL FIGURES, 1981-1989

Year	POPULATION 15 YEARS AND OVER (000s)		LABOUR FORCE (000s)		PARTICIPATION RATE	
	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.
1981	1,016	1,083	677	684	66.6	63.2
1982	1,022	1,105	685	682	67.0	61.7
1983	1,039	1,111	688	692	66.2	62.3
1984	1,063	1,115	696	700	65.5	62.8
1985	1,084	1,117	727	693	67.1	62.0
1986	1,107	1,117	760	691	68.7	61.9
1987	1,133	1,125	773	709	68.2	63.0
1988	1,167	1,139	787	727	67.4	63.8
1989	1,205	1,159	823	756	68.3	65.2

Year	EMPLOYED (000s)		UNEMPLOYED (000s)		UNEMPLOYMENT RATE	
	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.
1981	643	627	33	58	4.9	8.5
1982	618	584	67	99	9.8	14.5
1983	604	586	84	106	12.2	15.3
1984	601	590	95	111	13.6	15.9
1985	631	589	96	104	13.2	15.0
1986	679	591	81	100	10.7	14.5
1987	684	622	88	89	11.4	12.6
1988	713	645	74	83	9.4	11.4
1989	762	673	61	83	7.4	11.0

* figures adjusted to reflect changes indicated by the 1981 and 1986 census results.

MONTHLY EMPLOYMENT IN METRO VANCOUVER 1987-1989



LABOUR FORCE, REVISED* MONTHLY FIGURES, JANUARY 1987-DECEMBER 1989

	POPULATION 15 YEARS AND OVER (000s)		LABOUR FORCE (000s)		PARTICIPATION RATE	
	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.
1987 Jan	1,120	1,120	743	693	66.3	61.9
Feb	1,122	1,121	746	705	66.5	62.9
Mar	1,124	1,121	766	710	68.1	63.3
Apr	1,126	1,121	769	713	68.3	63.6
May	1,128	1,122	774	724	68.6	64.5
Jun	1,131	1,123	790	725	69.8	64.6
Jul	1,134	1,124	797	724	70.3	64.4
Aug	1,136	1,126	781	722	68.8	64.1
Sep	1,140	1,128	778	697	68.2	61.8
Oct	1,143	1,129	776	711	67.9	63.0
Nov	1,146	1,130	767	695	66.9	61.5
Dec	1,149	1,131	785	694	68.3	61.4
1988 Jan	1,151	1,133	784	694	68.1	61.3
Feb	1,154	1,134	795	705	68.9	62.2
Mar	1,157	1,134	798	708	69.0	62.4
Apr	1,159	1,135	804	717	69.4	63.2
May	1,162	1,137	795	733	68.4	64.5
Jun	1,165	1,138	793	739	68.1	64.9
Jul	1,167	1,139	795	761	68.1	66.8
Aug	1,171	1,140	790	764	67.5	67.0
Sep	1,174	1,142	769	728	65.5	63.7
Oct	1,177	1,143	764	730	64.9	63.9
Nov	1,180	1,146	778	721	65.9	62.9
Dec	1,183	1,148	775	730	65.5	63.6
1989 Jan	1,188	1,149	792	736	66.7	64.1
Feb	1,191	1,151	812	743	68.2	64.6
Mar	1,194	1,152	814	755	68.2	65.5
Apr	1,197	1,154	816	752	68.2	65.2
May	1,200	1,156	834	762	69.5	65.9
Jun	1,203	1,157	837	771	69.6	66.6
Jul	1,205	1,159	844	784	70.1	67.6
Aug	1,209	1,161	842	770	69.6	66.3
Sep	1,212	1,163	824	746	68.0	64.1
Oct	1,217	1,165	823	750	67.6	64.4
Nov	1,220	1,168	813	754	66.7	64.6
Dec	1,224	1,169	819	745	66.9	63.7

(Continued on next page)

LABOUR FORCE, REVISED* MONTHLY FIGURES, JANUARY 1987-DECEMBER 1989
(Continued)

	EMPLOYED (000s)		UNEMPLOYED (000s)		UNEMPLOYMENT RATE	
	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.	Metro Vancouver	Rest of B.C.
1987 Jan	631	586	112	106	15.1	15.3
Feb	640	604	106	101	14.2	14.3
Mar	659	605	107	105	14.0	14.8
Apr	672	620	97	93	12.6	13.0
May	693	632	81	92	10.5	12.7
Jun	707	645	83	79	10.5	10.9
Jul	702	641	95	82	11.9	11.3
Aug	701	642	80	80	10.2	11.1
Sep	701	620	77	76	9.9	10.9
Oct	701	630	75	81	9.7	11.4
Nov	694	614	73	81	9.5	11.7
Dec	713	611	72	83	9.2	12.0
1988 Jan	714	598	70	96	8.9	13.8
Feb	718	605	77	100	9.7	14.2
Mar	726	616	72	92	9.0	13.0
Apr	731	627	73	90	9.1	12.6
May	720	654	76	78	9.6	10.6
Jun	715	662	78	77	9.8	10.4
Jul	715	685	80	76	10.1	10.0
Aug	717	686	73	78	9.2	10.2
Sep	689	661	80	67	10.4	9.2
Oct	702	656	63	73	8.2	10.0
Nov	702	643	76	78	9.8	10.8
Dec	700	648	74	82	9.5	11.2
1989 Jan	717	639	76	96	9.6	13.0
Feb	745	642	67	101	8.3	13.6
Mar	749	656	65	99	8.0	13.1
Apr	753	664	63	88	7.7	11.7
May	768	678	66	84	7.9	11.0
Jun	781	694	56	77	6.7	10.0
Jul	779	705	65	80	7.7	10.2
Aug	785	695	57	75	6.7	9.7
Sep	773	676	51	70	6.1	9.4
Oct	773	680	49	71	6.0	9.5
Nov	759	675	54	79	6.7	10.5
Dec	757	671	62	73	7.6	9.8

* figures adjusted to reflect changes indicated by the 1981 and 1986 census results.

BUILDING PERMITS ISSUED FOR MAJOR PROJECTS (VALUE OVER $500,000), JULY - DECEMBER 1989

The two tables in this bulletin list all major building permits valued over $500,000 issued in the last six months of 1989.

The first table covers permits issued for new construction and includes the type of uses in each project, the floorspace for commercial and industrial uses, the number of dwelling units for residential uses, and the number of storeys in each development. The second table covers permits issued for alterations and additions to existing buildings and includes a brief description of the nature of the work being done.

This information is provided by the City of Vancouver's Permits and Licenses Department and is available semi-annually for the first or last six months of each year.

NEW CONSTRUCTION, JULY-DECEMBER, 1989

RESIDENTIAL USES

ADDRESS	USE	UNITS	STOREYS
1668 Alberni	Multiple Dwelling	11	13
1888 Alberni	Multiple Dwelling	36	20
176 Alexander	Multiple Dwelling - Seniors Housing	81	37
5850 Balsam	Multiple Dwelling	21	14
5890 Balsam	Multiple Dwelling	10	12
1567 East Broadway	Multiple Dwelling	27	4
2355 West Broadway	Multiple Dwelling	18	4
916 Cardero	Multiple Dwelling	8	3
2315 Clark	Multiple Dwelling	12	3
1949 Drummond	Single Family Dwelling	1	2
1833 Frances	Multiple Dwelling	68	12
2021 Franklin	Multiple Dwelling	28	4
1520 Harwood	Multiple Dwelling	14	9
3065 Heather	Multiple Dwelling	7	4
2657 Marine South West	Single Family Dwelling	1	2
1838 Nelson	Multiple Dwelling	38	11
4149 Sophia	Multiple Dwelling	18	2.5
3352 Vanness	Multiple Dwelling	50	12
2440 Willow	Multiple Dwelling	19	3
2234 West 2nd	Multiple Dwelling	6	4
1425 East 3rd	Multiple Dwelling	73	13
3220 West 4th	Multiple Dwelling	17	4
724-734 West 6th	Multiple Dwelling	21	3
1868 East 11th	Multiple Dwelling	18	3
1950 East 11th	Multiple Dwelling	28	4
1780 West 13th	Multiple Dwelling	13	13
728 West 14th	Multiple Dwelling	8	2
719 West 15th	Multiple Dwelling	8	4
658 West 16th	Multiple Dwelling	21	4
1568 East 22nd	Multiple Dwelling	9	2
2121 West 38th	Multiple Dwelling	13	13
2288 West 40th	Multiple Dwelling	27	13
1039 West 57th	Single Family Dwelling	1	2
1615 West 68th	Single Family Dwelling	1	2

NEW CONSTRUCTION, JULY - DECEMBER 1989 (CONTINUED)

COMMERCIAL/INDUSTRIAL USES

ADDRESS	USE	FLOORSPACE (sq.ft.)	FLOORSPACE (m2)	UNITS	STOREYS
1122-1132 West Broadway	Retail	9,208	855		2
	Restaurant	8,613	800		
1322-1366 West Broadway	Retail	15,023	1,396		4
	Office	45,069	4,187		
4074-4088 Cambie	Retail	8,300	771		3
	Office	24,482	2,274		
777 Dunsmuir	Retail	176,940	16,440		
	Office	292,320	27,155		16
888 Dunsmuir	Retail	16,800	1,560		
	Office	98.950	9,190		14
938 Howe	Retail	7,095	660		11
	Office	75,590	7,020		
450 South East Marine	Motor Showroom	15,000	1,394		2
	Warehouse	32,182	2,990		
	Office (Ancilliary)	6,505	604		
9039 Shaughnessy	Food Production	22,000	2,044		2
	Warehouse	6,000	558		
88 West 8th	Warehouse	14,842	1,379		4
1765 West 8th	Office	36,804	3,419		5
1721 West 75th	Storage	3,712	345		3
	Office	8,588	798		

MIXED USES

2770-2796 West Broadway	Retail	3,358	312		4
	Financial Institution	3,000	279		
	Residential	21,983	2,042	25	
1010 Burnaby	Retail	401	37		20
	Restaurant	1,984	184		
	Amenity	3,412	317		
	Residential			84	
777 Jervis (1301 Robson)	Retail	30,690	2,851		12
	Restaurant	9,950	924		
	Residential			27	
3490 Kingsway	Retail	6,980	648		3
	Residential			17	
2201 Pine	Retail	16,430	1,526		11
	Residential			124	

OTHER USES

329 Powell	Group Home (Beds)			6	3
	Bachelor Units			25	

ALTERATIONS/ADDITIONS, JULY- DECEMBER 1989

COMMERCIAL/INDUSTRIAL USES

ADDRESS	DESCRIPTION
611 Alexander	Alterations to existing 4 storey wholesale/manufacturing building to change 59,120 square feet (5,492 square metres) to office space (Mr. Jax Building).
355-385 Burrard	Alterations to existing office building (Marine Building).
505 Burrard	Alterations to existing office building (Bentall I).
655 Burrard	Alterations to existing hotel (Hyatt Regency).
1055 Dunsmuir	Alterations to existing office building (Bentall IV).
900-990 West Georgia	Alterations to existing hotel (Hotel Vancouver).
1004-1036 West Georgia	Alterations to existing office building (Burrard Building).
1025-1055 West Georgia	Alterations to existing office building (Royal Centre Tower).
1075 West Georgia	Alterations to existing office building (MacMillan Bloedel Building).
3185 Grandview	Alterations to existing 4 storey factory building to provide retail food outlet space, office space and warehouse space.
601-609 Granville	Alterations to existing office building (Stock Exchange Tower - Pacific Centre).
650-698 Granville	Alterations to existing commercial building (Hudson's Bay Store).
811-815 East Hastings	Alterations and addition of 5,100 square feet (474 square metres) office space to existing 2 storey financial institution building (Credit Union Building).
1177 West Hastings	Alterations to existing office building (Thorne, Ernst and Whinney Tower).
580 Hornby	Alterations to existing office building (Sun Alliance Building).
9147-9149 Hudson	Alterations to existing sawmill to add dry kiln (17,600 square feet - 1,635 square metres) and thermal plant (3,108 square feet - 289 square metres).
268 East South Kent	One storey addition of laboratory/office space (27,998 squarefeet - 2,601 square metres) to existing commercial/industrial site (Lafarge Cement).
1450 South West Marine	Alteration to east wing of existing hotel (Fraser Arms Hotel).
1383-1385 West 8th	Alterations to existing building to change 17,500 square feet (1,626 square metres) racquet ball courts to office space for a total of 82,500 square feet (7,664 square metres) in this 7 storey building.
2034 West 11th	Alterations to existing manufacturing/warehouse building to change to storage/ warehouse building (63,900 square feet - 5,936 square metres).

OTHER USES

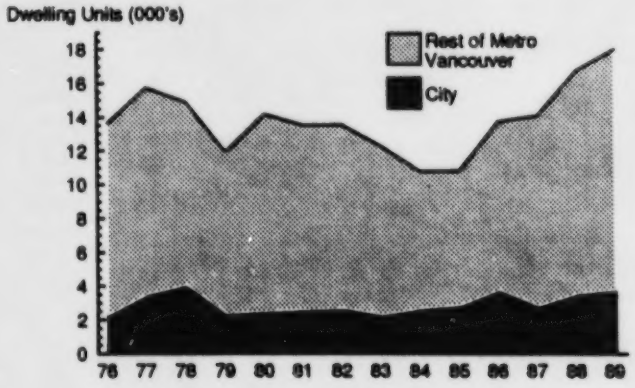
1300 East Broadway	Alterations to existing school building (Queen Alexandra Elementary School).
200 Burrard	Alterations to existing convention center (Canada Place).
800-900 Hornby	Alterations to existing building (Vancouver Court House Complex).
7051 Killarney	Alterations to existing school building (Ecole Anne Hebert).
250 West Pender	Alterations to existing educational facility (Vancouver Vocational Institute).

ALTERATIONS/ADDITIONS, JULY-DECEMBER 1989 (CONTINUED)

4505 Valley	Addition to first floor and a second storey addition to existing private hospital (Normandy Hospital).
73 East 7th	Alterations and a two storey addition (15,205 square feet - 1,413 square metres) to existing church (The Church).
1456 East 12th	Addition of one storey building to church to provide for a hall to existing church (Lady of Fatima).
805 West 12th	Alterations to existing hospital (Willow Pavillion - Vancouver General Hospital).
2803 West 41st	Addition of 30 one bedroom suites to existing intermediate care facility (Crofton Manor).
475 East 48th	Addition of one storey gymnasium building to existing church.

Housing completions in metropolitan Vancouver reached a record high in 1988, and growth continued in 1989. Outside the city, over 14,000 units were built, an increase of 8.5 percent over 1988. In the City, 1989 housing completions were 5.2 percent higher than in 1988. The number of completions in the city during 1989 rose to almost 3,800 units, about the number built in 1986 and the second highest number of completions in the past ten years. The City's share of metropolitan housing completions, approximately 21 percent, has remained fairly constant since 1987, but is slightly lower than 1986 levels of 27.5 percent.

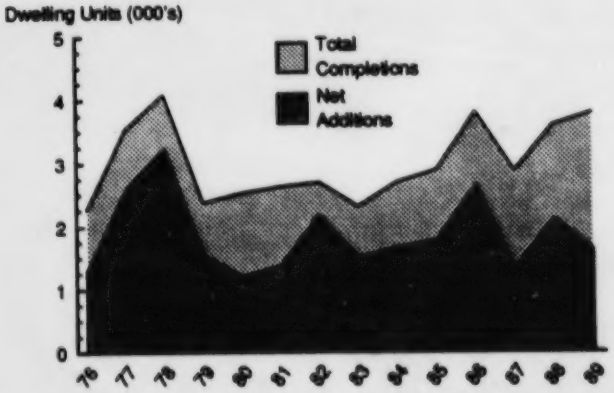
Housing Completions Continue to Increase



SOURCE: CMHC.

New construction in the city often involves the redevelopment of sites and the demolition of older housing. For this reason, the number of completions each year is larger than the net additions to the city's housing stock. Although more than 1600 units were completed in Vancouver in 1989, the number of net additions declined by almost 500 units from 1988. Total completions, however, have increased when compared to 1988 as the number of demolitions has grown substantially.

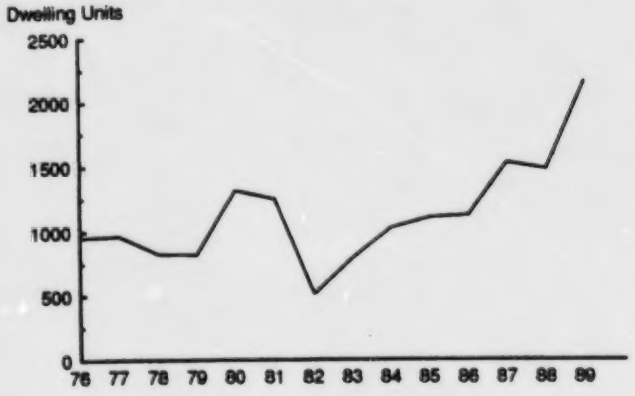
Net Additions to City Housing Decline



NOTE: Net additions are completions minus demolitions, excluding net change associated with housing conversions. SOURCE: CMHC, City of Vancouver

Demolitions reached record levels in 1989, increasing 46 percent (almost 700 units) over 1988. Demolition activity is increasing as opportunities for residential construction on undeveloped or non-residential lots are low. Many of the units built in the city are, then, located in existing residential areas.

Record Number of Demolitions



SOURCE: Permits and Licences, City of Vancouver.

Housing completions in Vancouver showed decreases in all categories except single family dwellings, which increased by 47 percent. In 1989, the city had the highest number of single-family dwelling completions since 1951, although most of the 1,500 new single-family homes replaced existing single family dwellings. Despite this high level of activity, however, most of the dwelling units completed in the city in 1989 were apartments.

Although slightly higher than last year's total, the city's share of the metropolitan apartment completions in 1989 (39%) remains lower than the 1987 share of 44 percent. The number of metro apartment units completed decreased slightly, as well, from 5977 in 1988 to 5361 in 1989.

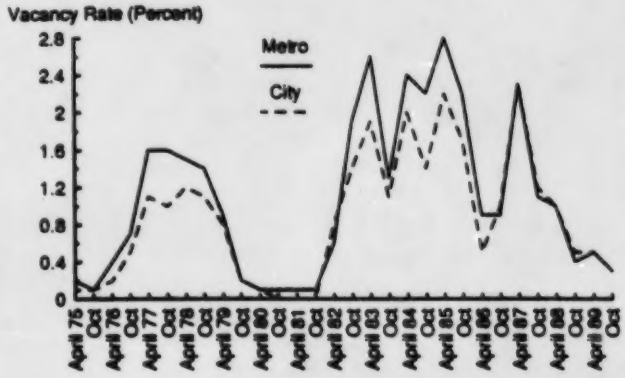
Multi-Family Completions Remain Highest

NOTE: Number of units completed by type of dwelling. "Other" includes duplex and row housing. SOURCE: CMHC.

The level of construction activity in 1989 indicates that housing completions should remain strong in 1990. The number of units under construction in the City at year-end 1989 is 21.7 percent higher than the number under construction at the end of 1988. In the region, over the same time period, the number of units under construction has increased by almost 44 percent.

A vacancy rate of three percent is considered a healthy balance of supply and demand for the Metropolitan Vancouver Area. Although apartment vacancy rates have fluctuated over the last few years, the city's vacancy rate has risen above 2 percent only twice since 1975. Vacancy rates in the region follow a pattern of change similar to the city's, but rates have historically been slightly higher. The city's vacancy rate has continued to decline from 0.5 percent in October of 1988 to 0.3 percent in October of 1989. In the region, vacancy rates have fallen from 0.4 percent to 0.3 percent over the same time period.

Vacancy Rates Reach Lowest Point Since 1982



NOTE: Vacancies in apartment buildings with with 6 or more units, excluding units completed within six months of survey date. SOURCE: CMHC

Increased employment opportunities in metro Vancouver and high levels of migration to the region have contributed to rising demands for rental housing. At the same time, however, the number of new rental units has declined, and existing rental housing has been lost through demolitions and strata conversions. After a slight increase in 1988, the number of new market rental units constructed in both the city and the region has declined.

Fewer than 400 market rental units were completed in the City in 1989, representing more than 55% of the total market rental units added to the Region. This figure is significantly lower than the number of annual completions during the late 1970's and the early 1980's, when various government-assisted rental programs spurred construction.

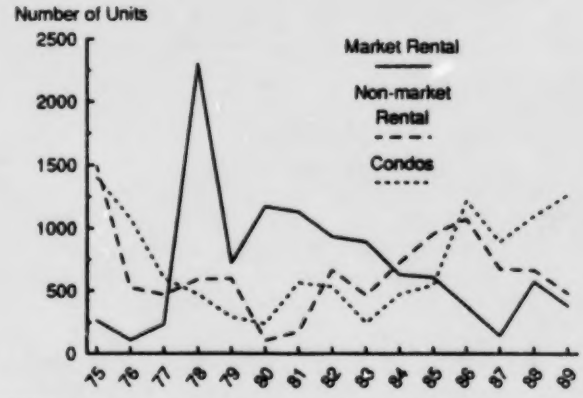
Market Rental Unit Completions Low

NOTE: Includes row and apartment units.
SOURCE: CMHC.

The number of market rental housing units under construction increased slightly from 1988 to 1989. At the end of 1988 there were 215 market rental units under construction in the city and 100 being built in the rest of the region. In comparison, year-end 1989 totals showed 235 market rental units being built in the city and 240 under construction in the rest of the region.

Condominiums Increase Share of City Completions

The figures for new market rental accomodation do not recognize either the illegal suites that are located throughout the city and the region, or the strata units which are purchased then subsequently placed on the rental market. Condominium completions have remained high in both the city and the rest of the region during the past three years. Since currently half of the condominium units in the city are rentals, the large number of condominium completions has helped to provide additional rental housing to city residents.

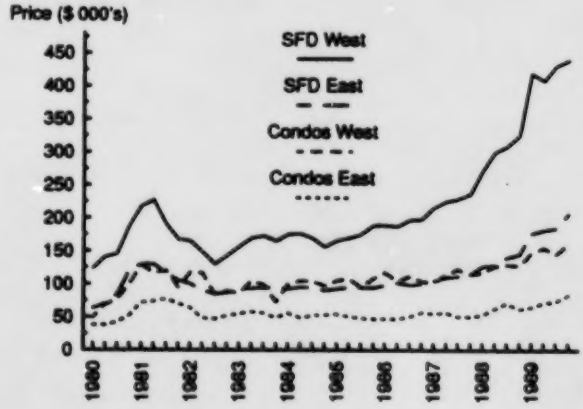


NOTE: Includes row and apartment units. Non-market includes co-op and non-profit units. SOURCE: CMHC.

Between 1984 and 1989, average apartment rents in Vancouver for bachelor, one bedroom, and two bedroom apartments have steadily increased. Average rents for apartments with three or more bedrooms showed a higher rate of increase (about 40 percent) from 1984 to 1988, but declined slightly from $1,135 in October of 1988 to $1,072 in October, 1989. In comparison, from 1984 to 1989 the average rent for one and three bedroom units increased by about 33 percent, while rent for two bedroom units rose about 37 percent.

House Prices Continue to Increase

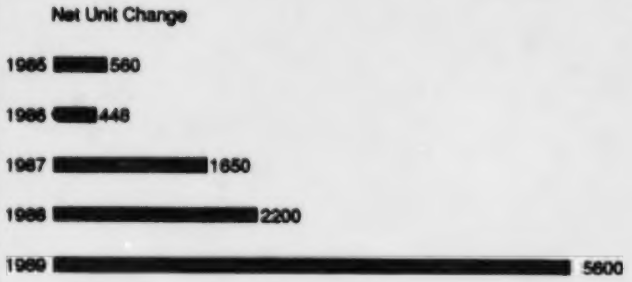
In Vancouver in 1989, median sales prices for all categories of housing remained above 1981 record levels. At year end, the median price for a single-family dwelling was $207,000 on the eastside and $439,100 on the westside of the city, annual increases of 42 percent and 35 percent, respectively. House sales, however, have not followed a similar pattern of change. The number of units sold through multiple listing service (MLS) increased by 11 percent on the eastside and declined by 22 percent on the westside. This compared to 1987-1988 increases of 41 percent and 72 percent, respectively.



SOURCE: Real Estate Board of Greater Vancouver.

In order to meet the city's housing requirements, THE VANCOUVER PLAN recommended a target of increasing the zoned potential for housing by 50,000 units between 1985 and the mid-1990's. Last year, zoning changes increased the city's potential housing capacity by about 5,000 units, partially resulting from secondary suite rezonings in Kitsilano, Sunset, and Kensington-Cedar Cottage. Although the suites program has increased the opportunity for legal suites in the city, houses with existing secondary suites have the opportunity to upgrade their suites to legal standards or phase out the suites. The number of suites created by the rezoning will be affected by current owner's decisions to upgrade or remove their secondary suites.

Rezonings Increase Potential Housing Density

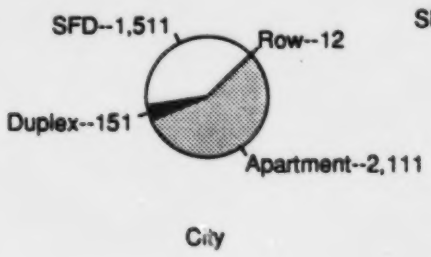


NOTE: Net unit change is the difference in residential potential zoning changes. SOURCE: Planning Department.

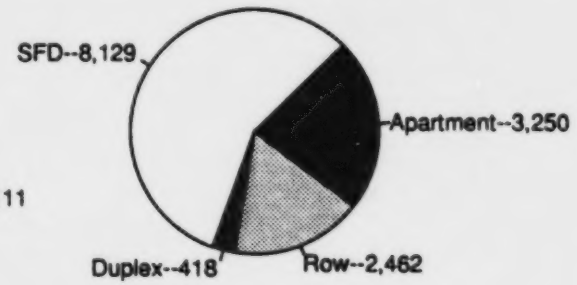
HOUSING COMPLETIONS BY TYPE OF UNIT

These graphs and tables present information on housing units completed and under construction in the city of Vancouver and the rest of the Vancouver census metropolitan area. The tables give the number of units under construction or completed by four housing types: single-family dwellings, duplexes, townhouses, and apartments. The first table includes annual figures from 1951 to 1989, while the second and third tables provide quarterly figures from January 1986 to December 1989.
The data is provided by Canada Mortgage and Housing Corporation and will be updated semi-annually.

HOUSING COMPLETIONS BY TYPE OF UNIT
JANUARY - DECEMBER 1989

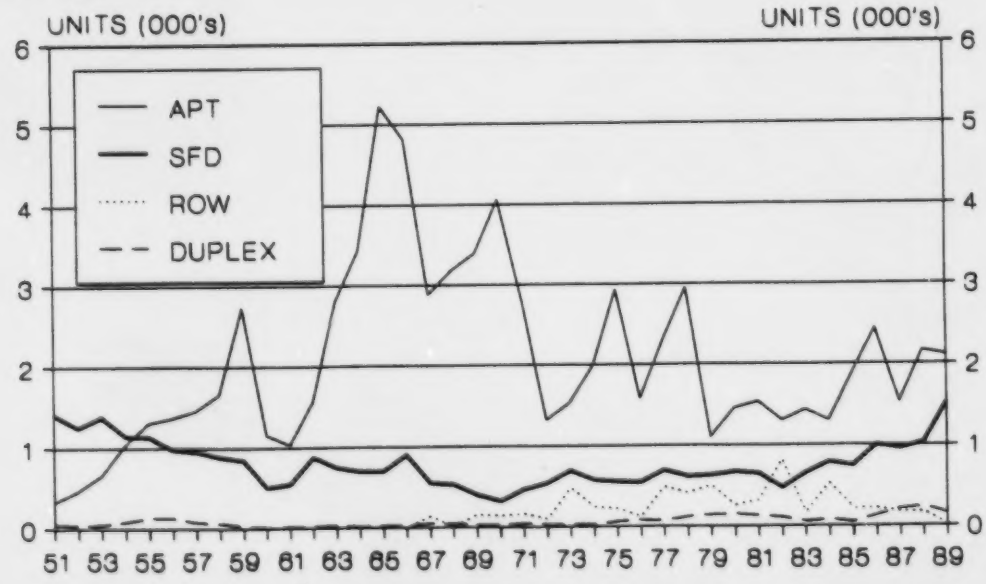


City



Rest of Metro

HOUSING COMPLETIONS BY TYPE, CITY OF VANCOUVER
1951 - 1989



ANNUAL COMPLETIONS BY TYPE OF UNIT, 1951 - 1989

	SINGLE-FAMILY DWELLING		DUPLEX		TOWNHOUSE		APARTMENT		TOTAL	
Year	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA
1951	1,406	1,874	54	---	---	---	333	98	1,793	2,458
1952	1,248	2,308	36	48	---	---	469	149	1,753	2,505
1953	1,381	2,934	48	114	---	---	663	287	2,092	3,395
1954	1,144	3,804	86	126	---	---	1,040	635	2,270	4,565
1955	1,133	5,020	134	256	---	---	1,307	386	2,574	5,662
1956	975	4,832	132	244	---	---	1,368	416	2,475	5,492
1957	952	4,684	78	194	---	---	1,457	308	2,487	5,186
1958	885	6,558	64	338	---	---	1,658	556	2,607	7,454
1959	845	3,900	28	366	---	---	2,729	943	3,602	7,909
1960	505	4,454	8	138	---	---	1,151	577	1,664	5,169
1961	546	2,972	10	56	---	---	1,033	572	1,589	3,600
1962	873	2,685	20	58	---	---	1,566	1,089	2,459	3,832
1963	744	2,761	26	74	---	201	2,801	1,263	3,571	4,299
1964	698	2,879	14	56	---	74	3,432	1,987	4,144	4,996
1965	698	3,004	22	92	---	25	5,220	1,679	5,940	4,800
1966	899	3,691	30	174	---	---	4,808	2,716	5,737	6,581
1967	552	4,545	48	214	137	0	2,880	2,939	3,617	7,698
1968	530	5,480	42	426	---	255	3,182	5,007	3,754	11,168
1969	396	4,531	28	348	154	216	3,394	5,180	3,972	10,275
1970	317	3,602	28	352	135	460	4,057	4,537	4,537	8,951
1971	465	4,347	42	350	162	851	2,807	5,950	3,476	11,508
1972	543	6,534	30	344	96	629	1,319	4,549	1,988	12,056
1973	692	7,479	30	321	482	997	1,527	4,052	2,731	12,849
1974	575	7,111	22	454	241	1,035	1,986	4,390	2,824	12,990
1975	556	5,328	62	480	219	947	2,930	5,228	3,767	11,983
1976	545	6,431	75	516	115	1,130	1,581	3,269	2,316	11,346
1977	691	5,688	68	651	486	2,185	2,303	3,681	3,549	12,204
1978	612	5,184	114	657	408	1,509	2,951	3,460	4,085	10,810
1979	629	6,379	139	408	503	1,026	1,099	1,737	2,370	9,550
1980	671	7,857	148	327	256	1,025	1,453	2,415	2,528	11,624
1981	647	6,242	124	232	322	1,015	1,536	3,411	2,629	10,900
1982	472	2,356	102	262	819	2,027	1,302	6,222	2,695	10,867
1983	653	5,399	53	163	163	1,223	1,434	3,185	2,303	9,970
1984	789	4,007	78	198	526	2,021	1,300	2,888	2,693	8,114
1985	741	4,743	47	183	218	723	1,879	2,312	2,885	7,955
1986	998	6,479	130	212	218	1,333	2,441	1,963	3,787	9,987
1987	957	7,268	211	352	171	1,723	1,529	1,949	2,868	11,242
1988	1,028	7,199	236	476	165	1,880	2,168	3,621	3,597	13,136
1989	1,511	8,129	151	418	12	2,462	2,111	3,250	3,785	14,259

HOUSING UNITS COMPLETED BY TYPE OF UNIT, 1986 - 1989

		SINGLE-FAMILY DWELLING		DUPLEX		ROW		APARTMENT		TOTAL	
Year	Qrtr	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA
1986	1	188	1,350	26	32	69	131	413	250	696	1,763
	2	240	1,449	40	38	55	342	613	521	948	2,350
	3	298	1,951	28	76	0	451	841	258	1,167	2,736
	4	272	1,729	36	66	94	409	574	934	976	3,138
1987	1	171	1,479	24	62	101	277	261	364	557	2,182
	2	228	1,692	62	100	46	346	557	343	893	2,431
	3	248	2,264	52	88	20	698	381	423	701	3,493
	4	310	1,813	73	102	4	402	330	819	717	3,136
1988	1	246	1,557	54	94	59	456	211	969	570	3,076
	2	264	1,547	60	108	56	368	970	869	1,350	2,892
	3	270	2,095	92	122	13	496	560	816	929	3,529
	4	248	2,000	36	152	37	560	427	967	748	3,679
1989	1	348	1,684	51	70	12	723	642	659	1,053	3,136
	2	328	2,066	40	102	0	633	360	709	728	3,510
	3	378	2,371	38	122	0	559	429	735	845	3,787
	4	457	2,026	22	124	0	547	680	1,147	1,159	3,826

HOUSING UNITS UNDER CONSTRUCTION BY TYPE OF UNIT, 1986 - 1989

		SINGLE-FAMILY DWELLING		DUPLEX		ROW		APARTMENT		TOTAL	
Year	Qrtr	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA	City	Rest of CMA
1986	1	384	1,737	28	68	69	651	1,954	1,098	2,435	3,554
	2	495	2,175	60	124	145	724	1,830	1,094	2,530	4,117
	3	395	2,063	68	108	223	573	1,298	1,459	1,984	4,203
	4	269	1,929	66	138	142	491	1,023	1,004	1,500	3,562
1987	1	300	1,712	94	156	93	971	1,017	974	1,504	3,813
	2	416	2,514	100	148	92	1,217	1,171	1,514	1,779	5,393
	3	514	2,914	123	305	100	1,048	1,636	4,261	2,373	8,531
	4	467	2,321	110	226	157	981	2,049	2,547	2,783	6,075
1988	1	496	2,116	106	190	102	911	2,293	2,277	2,997	5,494
	2	500	2,800	121	252	59	1,184	2,167	2,595	2,847	6,831
	3	656	3,008	79	216	49	1,561	2,305	2,286	3,089	7,071
	4	742	3,095	89	196	12	1,430	2,097	2,208	2,940	6,939
1989	1	710	3,310	70	284	8	1,376	2,161	2,648	2,949	7,616
	2	847	3,689	76	298	68	1,315	2,753	3,171	3,742	8,473
	3	882	3,698	72	276	129	1,544	2,918	4,511	4,001	9,999
	4	790	3,649	100	330	147	1,540	2,540	4,481	3,577	10,000

RESIDENTIAL SALES PRICES, 1981-1989

The tables and graphs in this bulletin provide the median sale prices for condominiums and single-family dwellings on the east and west sides of the city of Vancouver. Ontario Street separates the east and west sides of the city.

This sales data covers only those dwellings sold through the Multiple Listing Service of the Real Estate Board of Greater Vancouver. Each quarter the total sales in each area are divided into four equal parts which this bulletin describes as four price ranges: high, medium-high, medium-low, and low. The median sale price for each price range is derived from an actual sale at the mid-point of the range. This bulletin is updated semi-annually.

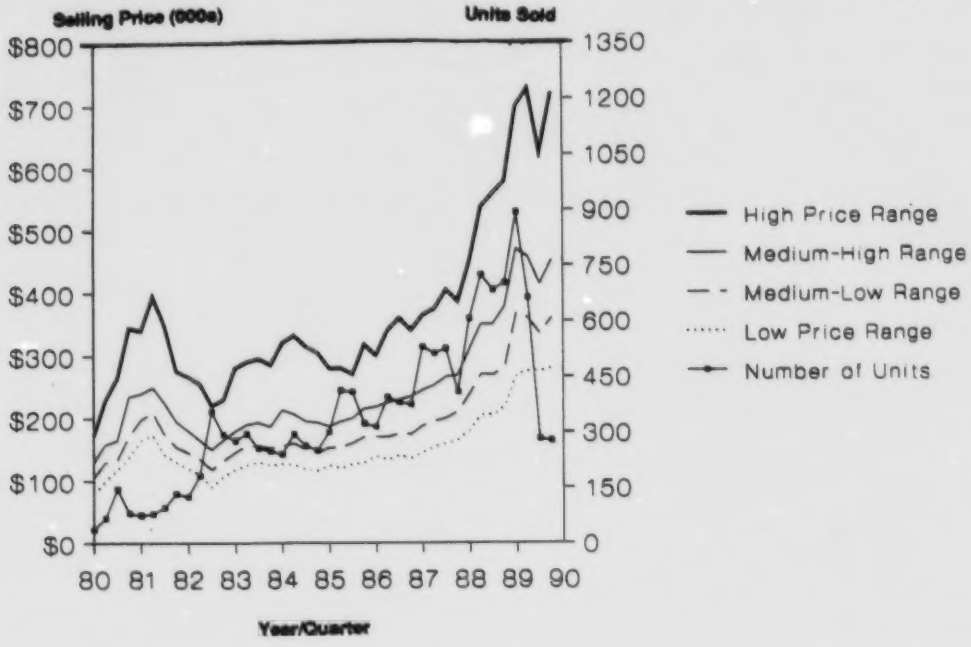
MEDIAN SALES PRICES, CONDOMINIUMS
VANCOUVER WEST

Year	Qrtr	Low Range	Medium-Low Range	Medium-High Range	High Range	Number of Units Sold	Annual Total
1984	1	$61,250	$86,500	$120,000	$172,600	133	
	2	$66,700	$89,000	$120,000	$170,000	126	
	3	$64,000	$87,900	$116,000	$170,000	105	
	4	$62,000	$85,000	$115,000	$172,000	117	481
1985	1	$60,000	$92,500	$130,000	$195,000	136	
	2	$59,200	$85,000	$123,000	$180,000	183	
	3	$61,000	$85,000	$115,000	$167,000	192	
	4	$60,500	$89,000	$128,500	$187,000	194	705
1986	1	$66,000	$105,000	$135,000	$192,500	181	
	2	$63,000	$87,000	$123,000	$205,000	223	
	3	$65,000	$92,000	$129,000	$200,000	221	
	4	$63,500	$86,000	$125,000	$185,000	230	855
1987	1	$66,000	$86,000	$117,500	$195,000	334	
	2	$71,000	$97,500	$130,000	$210,000	400	
	3	$73,000	$102,000	$139,000	$222,000	293	
	4	$72,000	$98,000	$135,000	$205,000	293	1,320
1988	1	$75,500	$103,000	$134,900	$206,000	375	
	2	$73,500	$109,000	$148,000	$230,000	520	
	3	$78,000	$109,900	$154,000	$211,000	458	
	4	$80,000	$111,000	$150,500	$227,500	443	1,796
1989	1	$90,000	$127,500	$168,000	$258,000	590	
	2	$95,000	$135,000	$178,000	$303,000	438	
	3	$95,000	$129,000	$176,000	$290,000	491	
	4	$107,500	$138,000	$198,000	$314,000	606	2,125

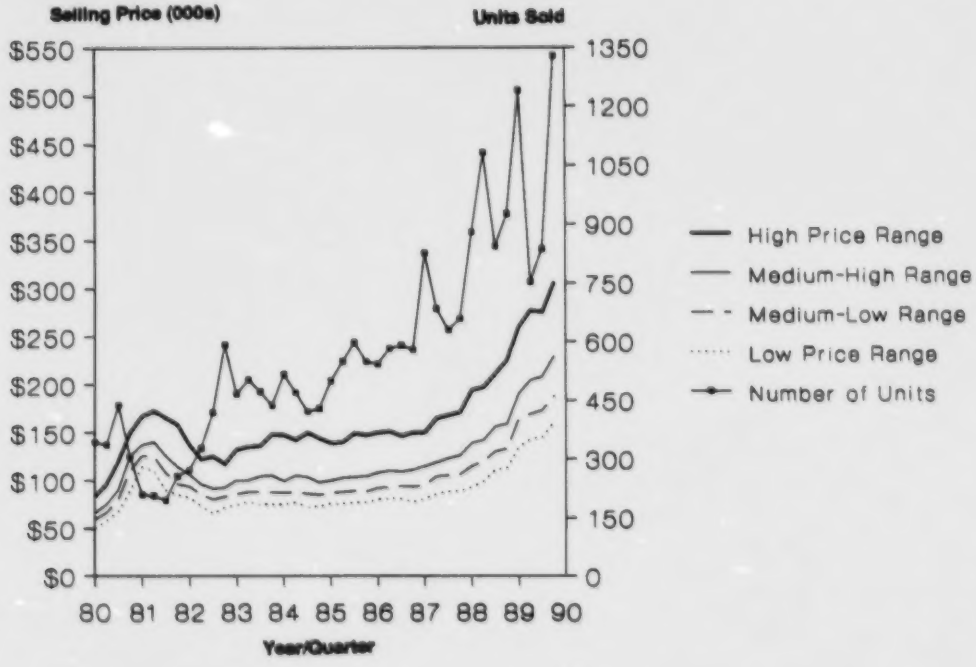
MEDIAN SALES PRICES, CONDOMINIUMS
VANCOUVER EAST

Year	Qrtr	Low Range	Medium-Low Range	Medium-High Range	High Range	Number of Units Sold	Annual Total
1984	1	$41,000	$51,000	$61,000	$76,000	60	
	2	$39,500	$46,200	$53,300	$68,000	57	
	3	$40,000	$48,000	$56,000	$65,000	41	
	4	$38,000	$44,500	$59,000	$78,000	51	209
1985	1	$41,000	$49,000	$59,000	$67,500	57	
	2	$34,000	$46,000	$58,500	$71,500	64	
	3	$38,000	$45,000	$54,000	$68,000	54	
	4	$39,000	$44,500	$54,500	$70,000	60	235
1986	1	$36,000	$42,500	$53,900	$70,000	66	
	2	$38,500	$43,500	$53,000	$70,000	67	
	3	$41,500	$47,500	$55,000	$77,900	42	
	4	$40,000	$52,000	$65,000	$84,500	60	235
1987	1	$38,000	$48,000	$62,125	$84,000	87	
	2	$44,000	$53,500	$62,000	$110,000	77	
	3	$39,200	$46,000	$57,000	$71,500	56	
	4	$40,600	$46,500	$55,000	$72,500	68	288
1988	1	$38,000	$46,500	$62,000	$109,000	105	
	2	$43,000	$51,700	$70,000	$116,000	113	
	3	$45,000	$53,700	$82,000	$139,000	69	
	4	$45,000	$54,500	$70,000	$122,000	131	418
1989	1	$47,000	$59,800	$76,000	$120,000	160	
	2	$55,000	$66,500	$84,000	$124,000	120	
	3	$58,500	$68,000	$88,500	$119,000	113	
	4	$63,500	$73,000	$104,000	$151,000	192	585

MEDIAN SALES PRICES, SINGLE-FAMILY DWELLINGS
VANCOUVER WEST



MEDIAN SALES PRICES, SINGLE-FAMILY DWELLINGS
VANCOUVER EAST



MEDIAN SALES PRICES, SINGLE-FAMILY DWELLINGS
VANCOUVER WEST

Year	Qrtr	Low Range	Medium-Low Range	Medium-High Range	High Range	Number of Units Sold	Annual Total
1981	1	$165,000	$198,000	$240,000	$340,000	76	
	2	$174,000	$210,000	$250,000	$395,000	80	
	3	$142,000	$175,000	$225,000	$349,000	97	
	4	$130,000	$154,000	$195,000	$275,000	134	387
1982	1	$120,000	$145,000	$180,000	$266,000	126	
	2	$110,000	$135,000	$165,000	$255,000	183	
	3	$90,000	$118,000	$150,000	$220,000	355	
	4	$107,000	$132,000	$165,000	$230,100	293	957
1983	1	$118,000	$145,000	$179,000	$280,000	277	
	2	$125,000	$156,000	$190,000	$290,000	295	
	3	$130,000	$155,000	$193,000	$295,000	256	
	4	$124,500	$152,500	$186,000	$285,000	249	1,077
1984	1	$127,500	$155,000	$213,000	$320,000	240	
	2	$126,000	$160,000	$206,000	$333,000	294	
	3	$118,500	$150,000	$195,000	$315,000	263	
	4	$116,000	$145,000	$193,000	$305,000	250	1,047
1985	1	$125,000	$153,000	$187,000	$280,000	301	
	2	$120,000	$153,500	$195,000	$280,000	412	
	3	$126,750	$160,000	$200,000	$270,000	408	
	4	$129,000	$170,000	$215,000	$317,500	323	1,444
1986	1	$139,500	$170,000	$218,000	$300,000	314	
	2	$133,500	$170,000	$225,000	$340,000	394	
	3	$140,500	$175,000	$230,000	$360,000	380	
	4	$136,000	$174,000	$235,000	$340,000	375	1,463
1987	1	$145,000	$188,000	$245,000	$365,000	529	
	2	$155,000	$195,000	$253,000	$375,000	512	
	3	$160,000	$200,100	$266,000	$405,000	529	
	4	$165,000	$210,000	$269,000	$386,000	408	1,974
1988	1	$181,000	$238,000	$310,000	$450,000	605	
	2	$205,000	$270,000	$350,000	$539,000	723	
	3	$205,000	$269,000	$350,000	$580,000	683	
	4	$219,000	$280,000	$378,000	$580,000	702	2,713
1989	1	$270,000	$368,000	$471,000	$700,000	894	
	2	$275,000	$360,000	$458,000	$728,000	662	
	3	$275,000	$335,000	$414,500	$625,000	282	
	4	$280,000	$360,000	$452,500	$720,000	277	2,115

MEDIAN SALES PRICES, SINGLE-FAMILY DWELLINGS
VANCOUVER EAST

Year	Qrtr	Low Range	Medium-Low Range	Medium-High Range	High Range	Number of Units Sold	Annual Total
1981	1	$114,500	$125,000	$137,000	$167,000	211	
	2	$110,000	$125,000	$140,000	$172,500	206	
	3	$90,000	$108,000	$125,500	$165,000	194	
	4	$85,000	$96,000	$114,000	$158,000	256	865
1982	1	$82,000	$93,750	$106,000	$137,000	271	
	2	$73,500	$85,000	$96,000	$122,000	327	
	3	$65,500	$80,000	$91,500	$125,000	419	
	4	$72,000	$83,000	$92,500	$117,000	592	1,609
1983	1	$75,000	$85,500	$100,000	$132,000	466	
	2	$78,000	$88,000	$100,000	$135,000	503	
	3	$75,000	$88,000	$104,000	$136,000	472	
	4	$75,000	$87,000	$105,000	$148,000	437	1,878
1984	1	$75,000	$87,000	$99,000	$147,500	516	
	2	$77,000	$88,000	$105,000	$142,000	470	
	3	$72,500	$86,100	$103,500	$150,000	422	
	4	$73,000	$85,000	$98,000	$144,000	430	1,838
1985	1	$76,000	$87,000	$100,000	$139,000	500	
	2	$76,000	$88,000	$102,500	$140,000	550	
	3	$77,000	$89,000	$103,500	$149,000	598	
	4	$77,000	$88,250	$104,000	$147,000	549	2,197
1986	1	$80,000	$92,000	$108,000	$149,900	543	
	2	$81,900	$93,000	$110,000	$151,000	582	
	3	$80,500	$94,000	$109,000	$146,000	591	
	4	$77,500	$93,500	$111,000	$150,000	579	2,295
1987	1	$81,000	$95,000	$115,000	$150,000	827	
	2	$86,000	$104,000	$119,000	$165,000	684	
	3	$88,500	$105,000	$123,000	$168,000	630	
	4	$89,000	$106,000	$126,000	$171,000	659	2,800
1988	1	$93,000	$115,000	$139,000	$193,800	880	
	2	$99,000	$120,000	$142,000	$197,000	1,062	
	3	$111,500	$130,000	$156,000	$211,000	844	
	4	$113,000	$133,000	$159,000	$225,000	926	3,732
1989	1	$135,000	$164,000	$190,000	$260,000	1,241	
	2	$142,800	$169,500	$203,888	$277,000	753	
	3	$145,000	$173,000	$208,000	$275,000	837	
	4	$161,500	$188,000	$228,800	$306,000	1,329	4,160

THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

July 1989

APARTMENT VACANCY RATES, 1975-1989

The graph, map, and tables in this bulletin present vacancy rate information for metropolitan Vancouver, the city of Vancouver, and each of the census tracts within the city. This information is collected semi-annually, in April and October, by Canada Mortgage and Housing Corporation. The figures apply only to apartment buildings that contain six or more units and prior to April 1987 only included buildings that were built at least six months prior to the month of the survey. Now the survey is undertaken on a sample of buildings which have been completed for at least three months.

The first table and graph show the metro and city vacancy rates between April 1976 and April 1989.

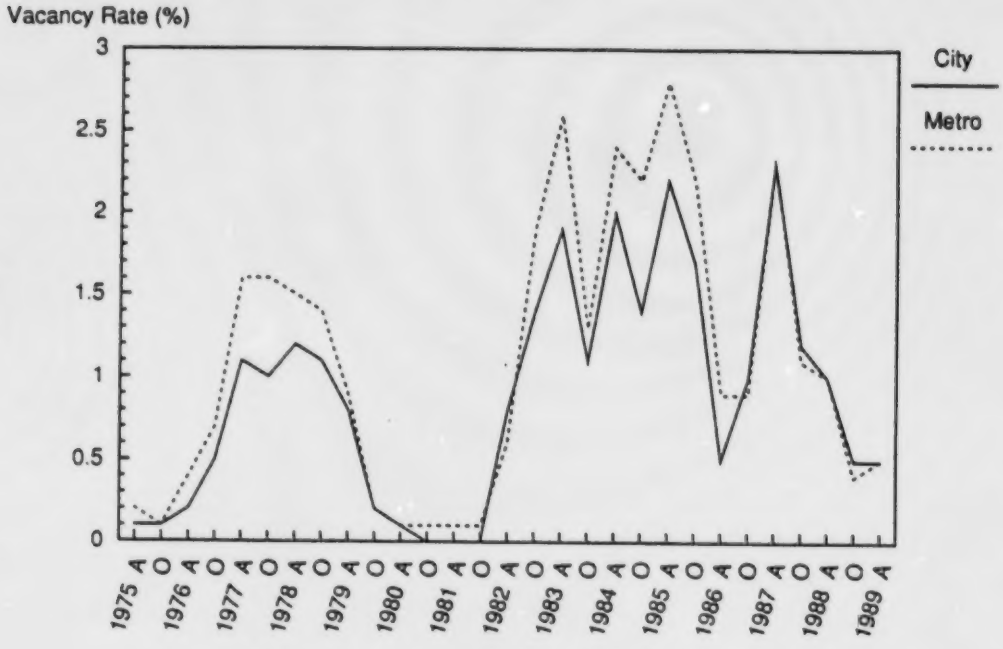
The second table indicates the vacancy rates in April 1989 for each census tract within the city. Although the CMHC figures are released for the census tract boundaries as defined in 1976, we have adjusted their figures to correspond to the 1986 census tract boundaries by allocating half of the number of vacancies to each portion of the census tracts which have been split since 1976. The map shows the number of vacant units contained in each census tract. The census tract data is based on an 85% sample of the apartment buildings described above.

This information is updated semi-annually after CMHC releases the results of their survey.

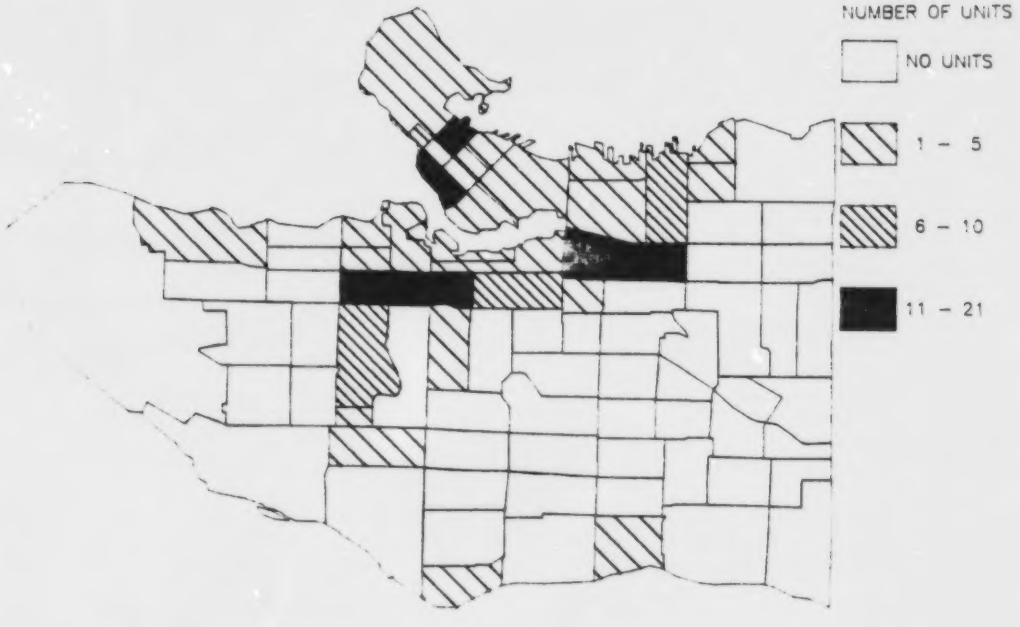
APARTMENT VACANCY RATES

Year	Month	City	Metro
1976	April	0.2	0.4
	October	0.5	0.7
1977	April	1.1	1.6
	October	1.0	1.6
1978	April	1.2	1.5
	October	1.1	1.4
1979	April	0.8	0.9
	October	0.2	0.2
1980	April	0.1	0.1
	October	0.0	0.1
1981	April	0.0	0.1
	October	0.0	0.1
1982	April	0.2	0.6
	October	1.2	1.9
1983	April	1.5	2.6
	October	0.8	1.3
1984	April	2.0	2.4
	October	1.4	2.2
1985	April	2.2	2.8
	October	1.7	2.2
1986	April	0.5	0.9
	October	1.0	0.9
1987	April	2.3	2.3
	October	1.2	1.1
1988	April	1.0	1.0
	October	0.5	0.4
1989	April	0.5	0.5

APARTMENT VACANCY RATES, 1976-1989



DISTRIBUTION OF VACANT APARTMENTS, APRIL 1989



APARTMENT VACANCY RATES BY CENSUS TRACT, APRIL, 1989

Census Tract	Bachelor Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units	All Units
1	-	-	-	-	-	-
2	0.0	0.0	0.0	0.0	0.0	-
3	0.0	1.3	0.0	0.0	0.0	1.1
4	-	-	-	-	-	-
5	0.5	0.0	0.3	0.0	0.0	0.1
6	0.0	0.0	0.0	0.0	0.0	0.0
7	0.0	0.0	0.0	0.0	0.0	0.0
8	-	-	-	-	-	-
9	0.0	0.1	0.9	0.0	0.0	0.2
10.1	0.0	0.0	0.0	0.0	0.0	0.0
10.2	0.0	0.0	0.0	0.0	0.0	0.0
11	-	-	-	-	-	-
12	0.0	0.0	0.0	0.0	0.0	0.0
13.1	0.0	0.0	0.0	0.0	0.0	0.0
13.2	0.0	0.0	0.0	0.0	0.0	0.0
14	0.0	0.0	0.0	0.0	0.0	0.0
15.1	0.0	0.0	0.0	0.0	0.0	0.0
15.2	0.0	0.0	0.0	0.0	0.0	0.0
16.1	0.0	0.0	0.0	0.0	0.0	0.0
16.2	0.0	0.0	0.0	0.0	0.0	0.0
17.1	-	-	-	-	-	-
17.2	-	-	-	-	-	-
18.1	0.0	0.0	0.0	0.0	0.0	0.0
18.2	0.0	0.0	0.0	0.0	0.0	0.0
19	0.0	0.0	0.0	0.0	0.0	0.0
20	-	-	-	-	-	-
21	-	-	-	-	-	-
22	0.0	0.0	0.3	0.0	0.0	0.1
23	-	-	-	-	-	-
24	0.0	0.0	0.0	0.0	0.0	0.0
25	0.0	0.0	0.0	0.0	0.0	0.0
26	-	-	-	-	-	-
27	0.0	0.6	2.6	5.0	0.0	1.8
28	0.0	2.0	4.3	0.0	0.0	2.2
29	0.0	0.0	0.0	0.0	0.0	0.0
30	0.0	0.0	0.0	0.0	0.0	0.0
31.1	0.0	0.0	0.0	0.0	0.0	0.0
31.2	0.0	0.0	0.0	0.0	0.0	0.0
32	0.0	0.0	0.0	0.0	0.0	0.0
33	0.0	0.0	0.0	0.0	0.0	0.0
34.1	0.0	0.0	0.0	0.0	0.0	0.0
34.2	0.0	0.0	0.0	0.0	0.0	0.0
35	0.0	0.0	0.0	0.0	0.0	0.0

APARTMENT VACANCY RATES BY CENSUS TRACT, APRIL 1989 continued

Census Tract	Bachelor Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units	All Units
36.1	-	-	-	-	-	-
36.2	-	-	-	-	-	-
37	0.0	0.0	0.0	0.0	0.0	0.0
38	0.0	0.9	0.0	0.0	0.0	0.6
39	1.7	0.7	0.6	0.0	0.0	0.9
40	0.9	1.1	1.0	0.0	0.0	1.0
41	1.1	1.2	0.0	0.0	0.0	1.0
42	0.0	0.0	0.0	0.0	0.0	0.0
43	0.0	0.0	0.0	0.0	0.0	0.0
44	0.0	0.4	0.0	0.0	0.0	0.3
45.1	0.0	0.0	0.0	0.0	0.0	0.0
45.2	0.0	0.0	0.0	0.0	0.0	0.0
46	0.0	0.5	2.2	0.0	0.0	0.6
47	0.0	0.1	0.0	0.0	0.0	0.1
48	0.0	0.0	0.0	7.1	0.0	0.1
49.1	5.9	1.1	0.5	0.0	0.0	1.2
49.2	5.9	1.1	0.5	0.0	0.0	1.2
50.1	0.4	1.5	1.2	0.0	0.0	1.3
50.2	0.4	1.5	1.2	0.0	0.0	1.3
51	-	-	-	-	-	-
52.1	-	-	-	-	-	-
52.2	-	-	-	-	-	-
53	0.0	0.0	0.0	0.0	0.0	0.0
54	0.0	0.0	0.0	0.0	0.0	0.0
55.1	2.5	0.6	0.9	0.0	0.0	0.9
55.2	2.5	0.6	0.9	0.0	0.0	0.9
56	1.6	1.0	2.3	0.0	0.0	1.3
57	14.3	0.0	0.0	0.0	0.0	2.4
58	1.7	0.0	0.0	0.0	0.0	1.4
59.1	0.0	0.4	0.0	0.0	0.0	0.2
59.2	0.0	0.4	0.0	0.0	0.0	0.2
60	0.6	0.3	0.0	0.0	0.0	0.3
61	0.0	0.8	0.0	0.0	0.0	0.5
62	0.5	0.5	0.6	0.0	0.0	0.5
63	0.0	0.0	0.5	0.0	0.0	0.1
64	0.0	0.2	0.0	0.0	0.0	0.1
65	0.0	0.2	0.0	0.0	0.0	0.1
66	0.0	0.6	0.0	0.0	0.0	0.3
67	0.6	1.2	0.5	0.0	0.0	1.0
68	0.0	0.0	0.9	0.0	0.0	0.1
CITY TOTAL	0.4	0.5	0.5	0.6	0.0	0.5

THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

February 1990

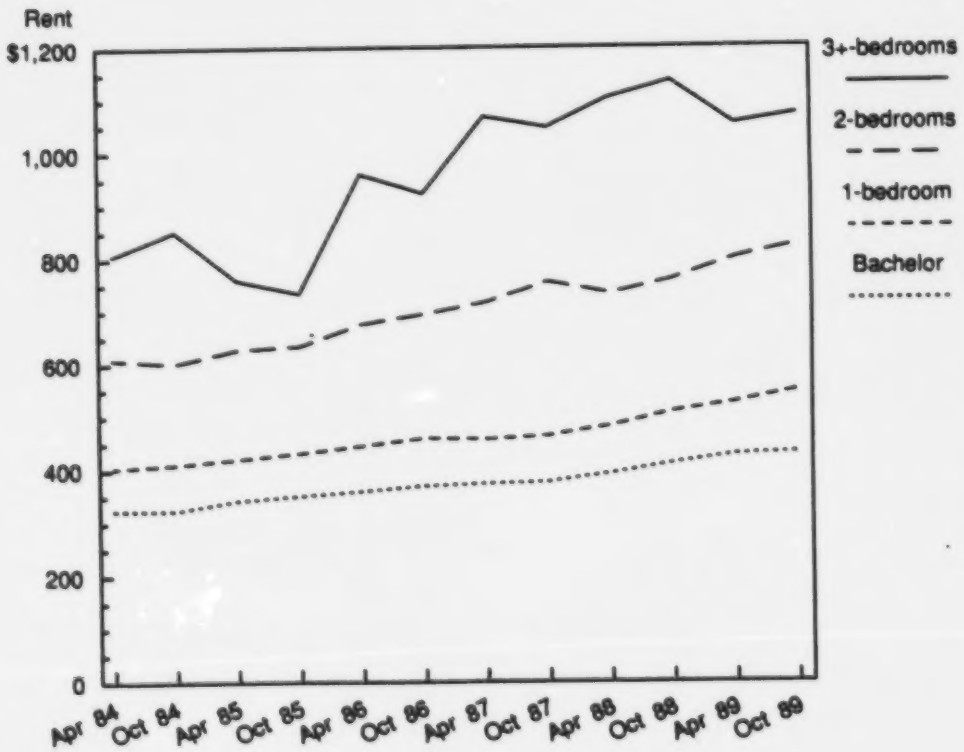
APARTMENT RENTS, 1984-1989

This information update presents the results of the semi-annual Canada Mortgage and Housing Corporation survey of apartment rents in Vancouver. This survey is undertaken in April and October of each year and covers only apartment buildings which contain six or more units.

The first table shows the average rents for four types of apartment units in the city of Vancouver. The graph below illustrates the rents for each type of unit since April 1984. The second table shows the most recent average rents for apartments in metropolitan Vancouver, the city of Vancouver, and seven sub-areas of the City. The second graph compares the rents for each type of unit for sub-areas within the city as a whole. The map shows the location of each sub-area.

This information is updated semi-annually following the release of CMHC's survey results.

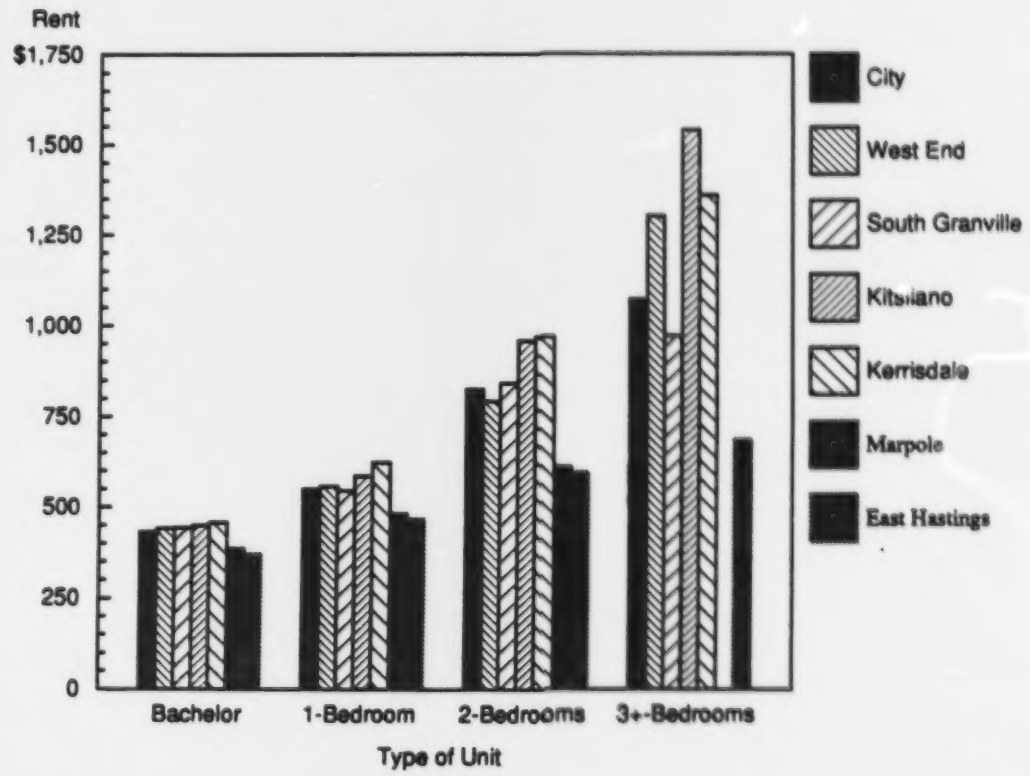
AVERAGE APARTMENT RENTS, APRIL 1984-OCTOBER 1989 CITY OF VANCOUVER



AVERAGE APARTMENT RENTS, CITY OF VANCOUVER, 1984-1989

		Bachelor	1-Bedroom	2-Bedrooms	3-Bedrooms+
1984	April	$323	$403	$609	$806
	October	$323	$410	$601	$852
1985	April	$343	$421	$629	$760
	October	$351	$432	$635	$734
1986	April	$360	$445	$677	$960
	October	$370	$460	$695	$923
1987	April	$374	$457	$717	$1,068
	October	$377	$464	$755	$1,048
1988	April	$392	$482	$733	$1,103
	October	$411	$509	$760	$1,135
1989	April	$427	$526	$801	$1,054
	October	$431	$548	$825	$1,072

AVERAGE APARTMENT RENTS BY TYPE AND SUBAREA, OCTOBER 1989



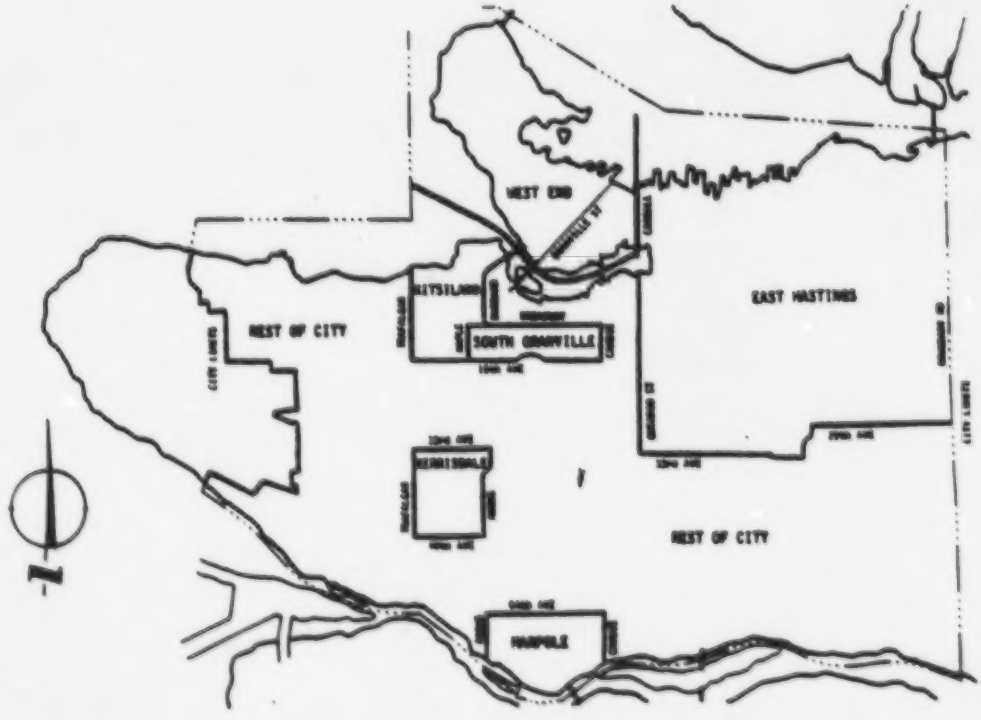
Note: Due to small sample size, rents are not available for units with three or more bedrooms in Marpole.

AVERAGE APARTMENT RENTS BY TYPE AND AREA, OCTOBER 1989

	Bachelor	1-Bedroom	2-Bedrooms	3-Bedrooms+
Metro Vancouver	$436	$538	$707	$846
City	$431	$548	$825	$1,072
West End	$440	$556	$792	$1,301
South Granville	$442	$543	$842	$973
Kitsilano	$448	$585	$959	$1,541
Kerrisdale	$447	$622	$969	$1,359
Marpole	$385	$481	$610	*
East Hastings	$371	$467	$596	$686
Rest of City	$460	$610	$968	$1,036

* Sample size too small to publish results.

CMHC APARTMENT SURVEY
CITY OF VANCOUVER SUB-AREAS



SOCIAL HOUSING COMPLETIONS, 1983-1989

This update presents information about social or non-market housing completions within the city of Vancouver and the rest of metropolitan Vancouver. The tables cover four types of housing: cooperatively-owned row housing; cooperatively-owned apartments; non-profit rental row housing; and non-profit rental apartments. These units are funded under various provisions of the National Housing Act.

Cooperative housing refers to housing projects which have been built or acquired by a continuing cooperative association incorporated under provincial law. A housing cooperative is organized for the collective ownership and management of housing. Each individual member enters into an occupancy agreement with the cooperative. In contrast to market housing, members can not receive personal financial gain when they leave the cooperative. This ensures a continuing stock of affordable housing. Cooperatives usually, although not exclusively, provide family housing.

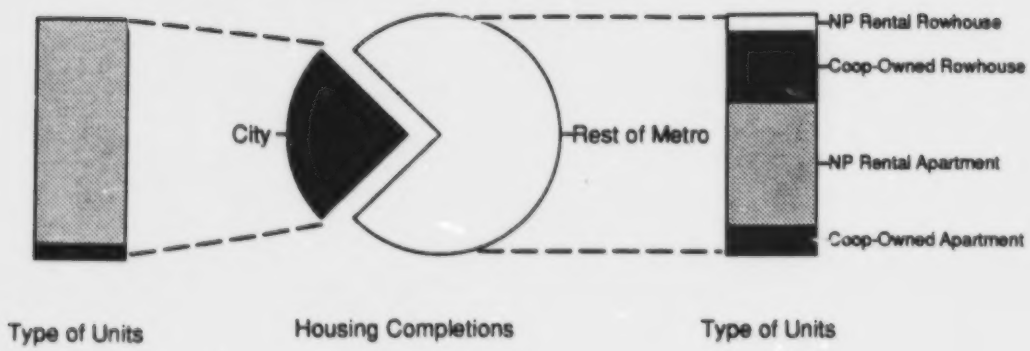
Non-profit rental housing can be provided by either a private or a publicly-owned non-profit corporation. A private corporation must operate on a non-profit basis and no part of the rental income is available to its members or shareholders. A publicly-owned housing corporation is owned by a municipality or an agency of a municipality. Both types of corporations provide rental accomodation for low and moderate income individuals and families, the elderly, or special groups such as the disabled.

The following tables include annual figures from 1983 to 1988 and monthly figures from January to December 1989. The graph shows the type of social housing completed during 1989 in the city of Vancouver and in the rest of the metropolitan area. This data is provided by Canada Mortgage and Housing Corporation and is updated semi-annually.

SOCIAL HOUSING COMPLETIONS 1983-1989, CITY OF VANCOUVER

Year	Row Housing		Apartment		Total
	Non-Profit Rental	Co-op	Non-Profit Rental	Co-op	
1983	-	76	201	186	463
1984	94	201	216	214	725
1985	58	59	177	656	950
1986	-	116	554	400	1,070
1987	-	61	250	360	671
1988	-	-	580	85	665
1989					
Jan	-	-	72	-	72
Feb	-	-	31	-	31
Mar	-	-	65	-	65
Apr	-	-	54	-	54
May	-	-	-	-	0
Jun	-	-	-	-	0
July	-	-	47	-	47
Aug	-	-	-	-	0
Sept	-	-	-	-	0
Oct	-	-	-	30	30
Nov	-	-	140	-	140
Dec	-	-	42	-	42
TOTAL	-	-	451	30	481

SOCIAL HOUSING COMPLETIONS, 1989
CITY AND REST OF METRO VANCOUVER



SOCIAL HOUSING COMPLETIONS 1983-1989, REST OF METRO VANCOUVER

Year	Row Housing		Apartment		Total
	Non-Profit Rental	Co-op	Non-Profit Rental	Co-op	
1983	295	400	455	598	1,748
1984	196	129	274	187	786
1985	118	226	174	25	543
1986	138	290	-	116	544
1987	-	342	187	47	576
1988	105	282	425	218	1,030
1989					
Jan	-	64	136	28	228
Feb	-	-	53	-	53
Mar	34	44	145	-	223
Apr	-	62	54	-	116
May	-	104	52	-	156
Jun	-	28	-	-	28
July	-	-	47	-	47
Aug	-	-	-	51	51
Sept	35	29	-	-	64
Oct	-	57	-	30	87
Nov	40	-	191	-	231
Dec	-	48	90	70	208
TOTAL	109	436	768	179	1492

SOCIAL HOUSING COMPLETIONS, 1983-1989

This update presents information about social or non-market housing completions within the city of Vancouver and the rest of metropolitan Vancouver. The tables cover four types of housing: cooperatively-owned row housing; cooperatively-owned apartments; non-profit rental row housing; and non-profit rental apartments. These units are funded under various provisions of the National Housing Act.

Cooperative housing refers to housing projects which have been built or acquired by a continuing cooperative association incorporated under provincial law. A housing cooperative is organized for the collective ownership and management of housing. Each individual member enters into an occupancy agreement with the cooperative. In contrast to market housing, members can not receive personal financial gain when they leave the cooperative. This ensures a continuing stock of affordable housing. Cooperatives usually, although not exclusively, provide family housing.

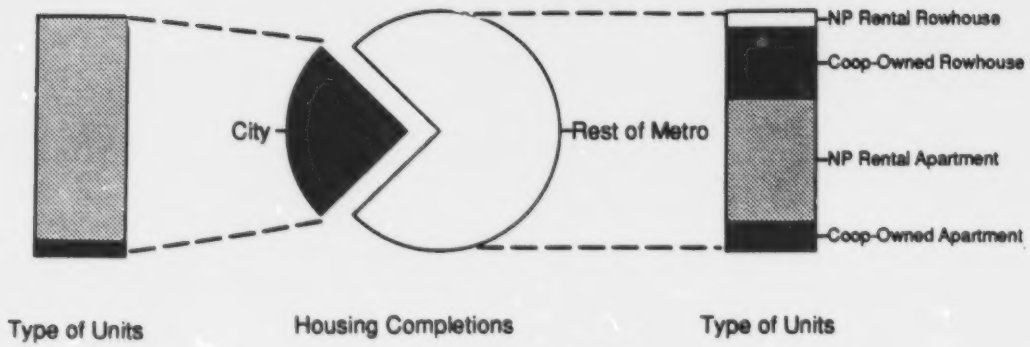
Non-profit rental housing can be provided by either a private or a publicly-owned non-profit corporation. A private corporation must operate on a non-profit basis and no part of the rental income is available to its members or shareholders. A publicly-owned housing corporation is owned by a municipality or an agency of a municipality. Both types of corporations provide rental accomodation for low and moderate income individuals and families, the elderly, or special groups such as the disabled.

The following tables include annual figures from 1983 to 1988 and monthly figures from January to December 1989. The graph shows the type of social housing completed during 1989 in the city of Vancouver and in the rest of the metropolitan area. This data is provided by Canada Mortgage and Housing Corporation and is updated semi-annually.

SOCIAL HOUSING COMPLETIONS 1983-1989, CITY OF VANCOUVER

Year	Row Housing		Apartment		Total
	Non-Profit Rental	Co-op	Non-Profit Rental	Co-op	
1983	-	76	201	186	463
1984	94	201	216	214	725
1985	58	59	177	656	950
1986	-	116	554	400	1,070
1987	-	61	250	360	671
1988	-	-	580	85	665
1989					
Jan	-	-	72	-	72
Feb	-	-	31	-	31
Mar	-	-	65	-	65
Apr	-	-	54	-	54
May	-	-	-	-	0
Jun	-	-	-	-	0
July	-	-	47	-	47
Aug	-	-	-	-	0
Sept	-	-	-	-	0
Oct	-	-	-	30	30
Nov	-	-	140	-	140
Dec	-	-	42	-	42
TOTAL	-	-	451	30	481

SOCIAL HOUSING COMPLETIONS, 1989
CITY AND REST OF METRO VANCOUVER

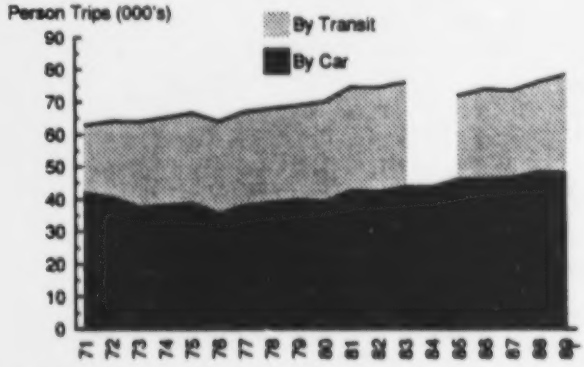


SOCIAL HOUSING COMPLETIONS 1983-1989, REST OF METRO VANCOUVER

Year	Row Housing		Apartment		Total
	Non-Profit Rental	Co-op	Non-Profit Rental	Co-op	
1983	295	400	455	598	1,748
1984	196	129	274	187	786
1985	118	226	174	25	543
1986	138	290	-	116	544
1987	-	342	187	47	576
1988	105	282	425	218	1,030
1989					
Jan	-	64	136	28	228
Feb	-	-	53	-	53
Mar	34	44	145	-	223
Apr	-	62	54	-	116
May	-	104	52	-	156
Jun	-	28	-	-	28
July	-	-	47	-	47
Aug	-	-	-	51	51
Sept	35	29	-	-	64
Oct	-	57	-	30	87
Nov	40	-	191	-	231
Dec	-	48	90	70	208
TOTAL	109	436	768	179	1492

THE VANCOUVER PLAN recognizes that without expanded housing opportunities in the city, continued core employment growth will increase pressure on the city's transportation network. In 1989 an estimated 37,094 vehicles entered the downtown peninsula during the 7-9 a.m. peak, virtually equal to the 1988 total of 37,065. If average vehicle occupancy remained unchanged, a total of 48,222 people entered the downtown by car, again equaling the number of persons entering the peninsula in 1988. B.C. Transit data, however, shows increasing passenger rates. While 27,600 transit riders entering the downtown during the morning peak-period in 1988, approximately 30,000 riders did so in 1989. The total increase over 1988 means an additional 2,500 people entering the core during the morning peak-period.

Transit Ridership Increasing



NOTE: Average number of trips into the downtown peninsula from 7-9 am. The method used by B.C.Transit to estimate ridership changed in 1985 and 1989. No estimate 1984 transit ridership is available.
SOURCE: City Engineering and BC Transit.

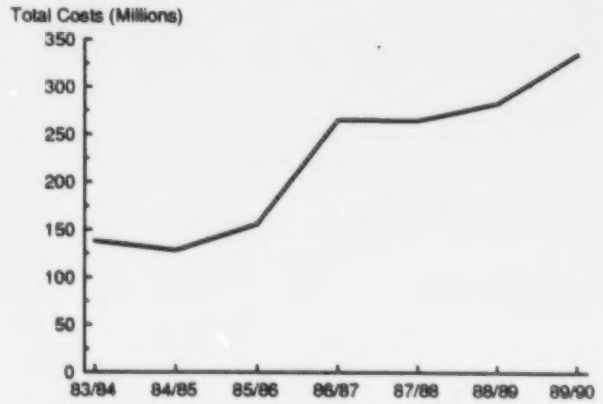
The GVRD predicts that current population and employment growth patterns point to a significant increase in commuter traffic over the next decade. Their forecasts for the morning peak-period to 1996 estimate a 14 percent increase in traffic volume entering the downtown peninsula.

In the 1989/1990 budget year, the total number of passengers carried on the metropolitan Vancouver transit system, including buses and the Skytrain, increased from 1988/1989 figures of 102 million people to 112.5 million people, a larger increase than had been predicted by B.C. Transit.

Accordingly, ridership is expected to increase in 1990/1991 to 116-117 million passengers. B.C. Transit attributes these projected ridership increases to economic expansion, population growth, increased tourism, and proposed service changes. The Surrey Skytrain extension, opened in March 1990, and the proposed Richmond rapid transit extension will promote further change.

Expansions to the transit system, especially the addition of the Skytrain, have produced significant increases in transit costs. The actual capital and direct operating costs for 1988/1989 totalled $335 million, increasing both from the projected $283 million and from 1987/1988 budget costs of $265 million. The majority of this increase is due to rising capital costs. Total transit costs are expected to increase again as expansions to the Skytrain system are added to the existing Metropolitan Vancouver transit system.

Metro Transit Costs Increasing

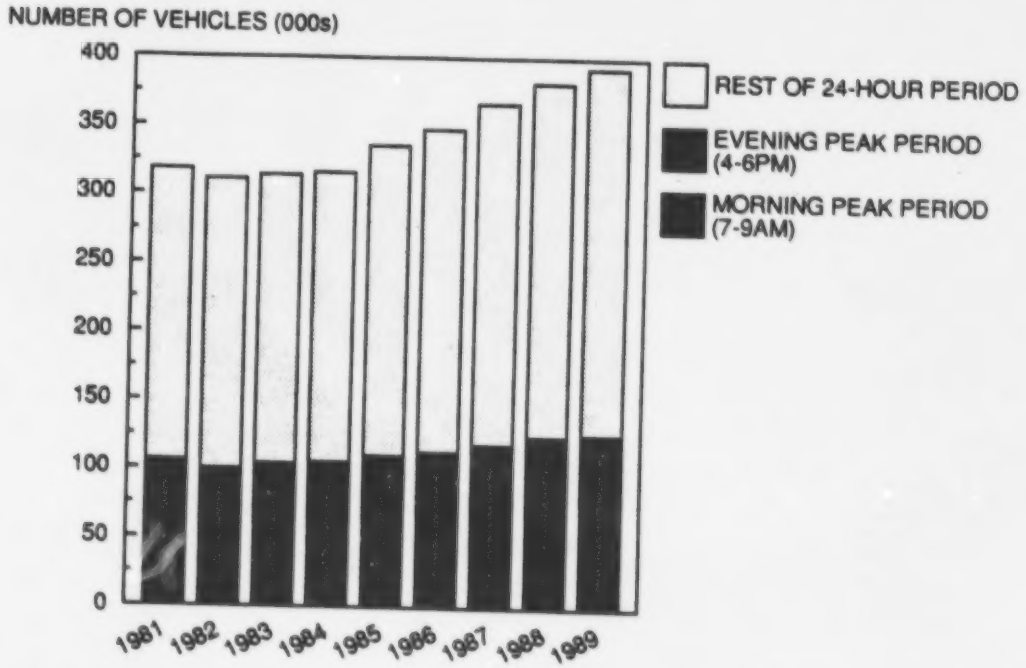


NOTE: Figures represent actual costs for each year, April 1 to March 31.
SOURCE: B.C. Transit

TRAFFIC VOLUMES, 1981-1989

The tables and graphs in this bulletin present traffic volume information for the city of Vancouver and its central business district (CBD). The first table shows the number of vehicles entering (inbound) and leaving (outbound) the city and the CBD over a 24 hour period. The second and third tables show the same type of figures for the morning and evening peak periods. The first graph illustrates the distribution of the city's inbound traffic between different periods of the day, and the second shows the number of vehicles entering the City and CBD during the morning peak period. This information is provided by the City's Engineering Department, and is updated annually.

NUMBER OF VEHICLES ENTERING CITY OF VANCOUVER DURING A 24-HOUR PERIOD, 1981 - 1989



TRAFFIC VOLUME - 24 HOUR TOTALS

	INBOUND		OUTBOUND	
	City	CBD	City	CBD
1981	318,204	226,971	312,780	223,249
1982	310,937	213,579	304,533	220,259
1983	313,226	226,393	307,116	218,386
1984	317,119	219,281	316,333	211,703
1985	337,020	223,443	337,704	220,977
1986	348,099	232,989	340,987	221,776
1987	367,559	240,285	358,714	234,727
1988	382,021	250,655	380,605	248,889
1989	393,692	255,905	389,837	257,478

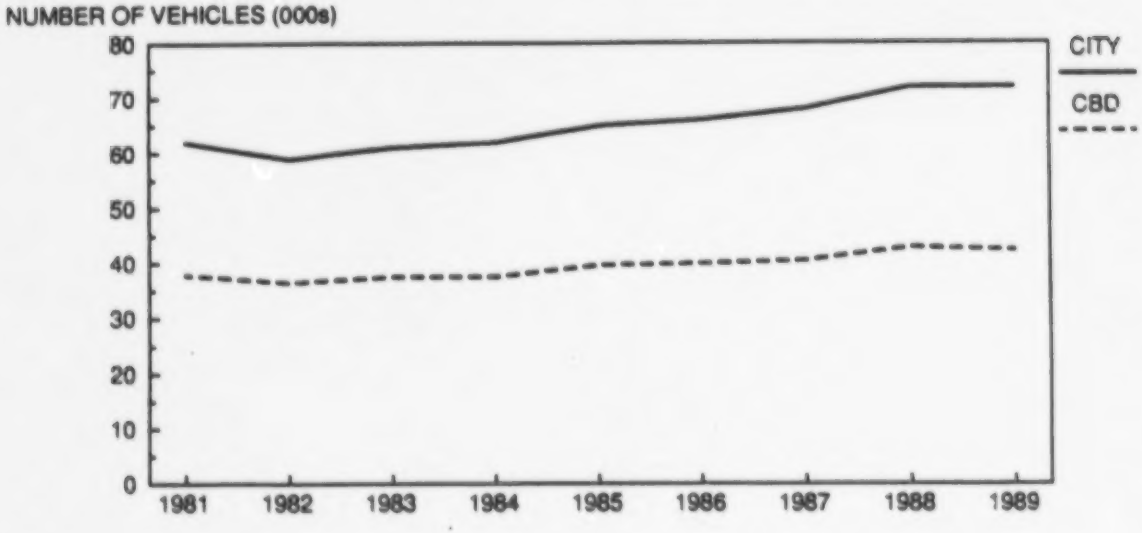
TRAFFIC VOLUME - MORNING PEAK PERIOD (7-9AM)

	INBOUND		OUTBOUND	
	City	CBD	City	CBD
1981	62,080	37,765	37,783	19,373
1982	58,655	36,526	34,689	19,671
1983	60,845	37,511	36,651	19,316
1984	62,484	37,534	37,895	18,817
1985	65,227	39,582	41,481	19,933
1986	66,243	39,925	40,843	19,933
1987	68,389	40,393	42,798	20,158
1988	71,858	42,886	46,918	21,729
1989	72,340	42,329	47,159	22,725

TRAFFIC VOLUME - EVENING PEAK PERIOD (4-6PM)

	INBOUND		OUTBOUND	
	City	CBD	City	CBD
1981	44,224	28,634	60,028	40,590
1982	41,302	25,809	57,320	41,308
1983	42,867	28,494	59,917	40,892
1984	43,257	27,559	61,315	39,989
1985	45,481	27,571	63,978	41,394
1986	47,184	26,989	63,088	41,464
1987	51,024	30,335	67,098	42,750
1988	52,694	31,821	70,842	46,593
1989	54,994	32,343	71,261	47,548

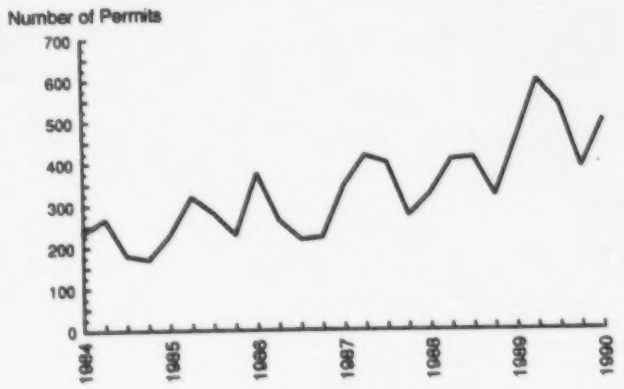
INBOUND TRAFFIC, MORNING PEAK PERIOD
CITY AND CBD, 1981 - 1989



Changes in core employment, city housing, and transportation also change the character and quality of the city's urban environment. Many of these environmental changes are subtle and subjective, and it is difficult to establish indicators that adequately reflect them. Change in the built environment is measured by the number of residential demolitions in the City. Air quality is used as a measure of change in the natural environment.

The number of demolition permits has increased steadily since 1984. In the second quarter of 1989, the number of demolitions peaked at almost 600 permits, nearly 30 percent of the year's total. The number of permits issued in 1989 is almost 50 percent higher than the number issued in 1988, and almost three times larger than the number issued in 1984.

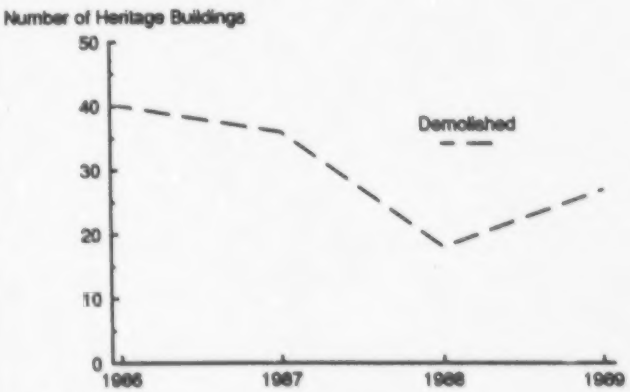
Residential Demolitions Increasing



NOTE: Number of demolition permits issued each quarter.
SOURCE: Permits and Licences, City of Vancouver.

The demolition and replacement of old buildings with new structures continues to change the character of areas of the city. The Heritage Inventory, completed in 1986, lists almost 2,300 buildings of historical interest in Vancouver. The number of heritage demolitions increased from 1988 to 1989. The renewed interest in downtown office development and the expansion of residential development in the downtown peninsula are likely to increase the pressure for the demolition of buildings in the city centre. Outside the core, the large amount of single-family dwelling construction has also affected the character of residential neighbourhoods as many small, older homes have been replaced by larger houses.

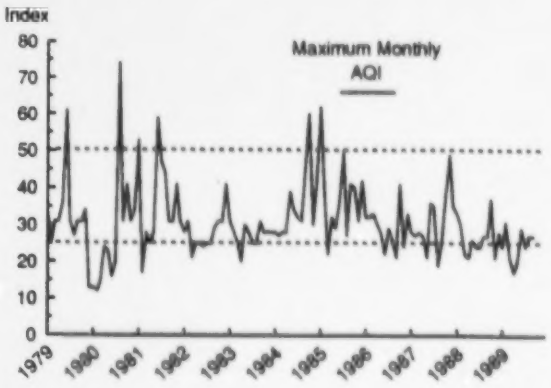
Heritage Demolitions Increasing



SOURCE: Planning Department, City of Vancouver

Previous updates of the Vancouver Plan Monitor examined air quality at four locations in the City. Due to changes in the availability of information, the Monitor now reviews changes in air quality for Downtown Vancouver. The graph shows the maximum level reached each month since 1979 on the Air Quality Index. Index values of 0-25 are considered Good, 26-50 as Fair, 51-100 are defined as Poor, and 101-125, Very Poor. Overall, the general trend is toward declining maximum monthly values.

Air Quality Improving in Downtown Vancouver



NOTE: Index values of 0-25 are defined as Good, 26-50 as Fair, 51-100 as Poor, and 101-125 as Very Poor. SOURCE: GVRD.

VANCOUVER AIR QUALITY, 1979-1989

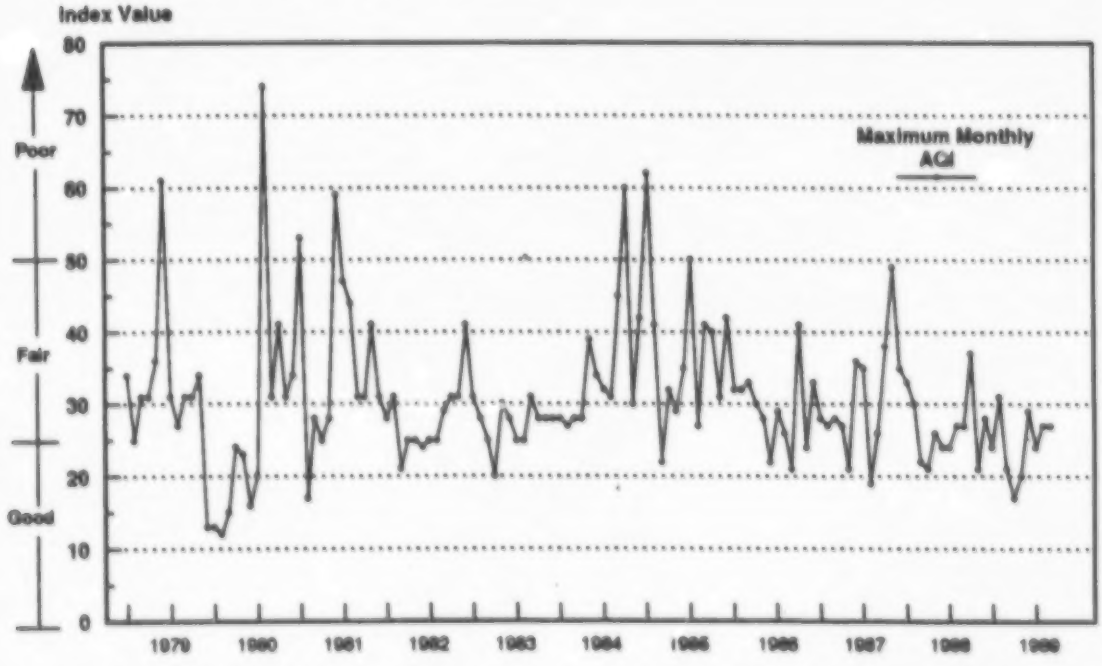
These graphs and tables present air quality indices for the years 1979 through 1989 for downtown Vancouver. The air quality index (AQI) measures daily air pollution, converting the concentration of five major air pollutants to a uniform scale (Sulphur Dioxide, Carbon Monoxide, Nitrogen Dioxide, Ozone, and Suspended Particulate) The index values represent the air quality as general health effects expected at each level of the index. Generally, precautions are necessary only when the air quality index enters the poor and very poor categories.

The first graph and table illustrate the maximum AQI value reached each month from 1979 to 1989, and note a trend toward declining maximum monthly values.

The second graph and table present the mean monthly AQI for 1986 to 1989. Similar information previous to 1986 is unavailable.

This data is provided by the Greater Vancouver Regional District and is updated as new data becomes available.

Maximum Monthly Air Quality Index
Downtown Vancouver, 1979 - 1989



MAXIMUM MONTHLY AIR QUALITY INDEX
DOWNTOWN VANCOUVER, 1979 - 1989

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1979	34	25	31	31	36	61	31	27	31	31	34	13
1980	13	12	15	24	23	16	20	74	31	41	31	34
1981	53	17	28	25	28	59	47	44	31	31	41	31
1982	28	31	21	25	25	24	25	25	29	31	31	41
1983	31	28	25	20	30	28	25	25	31	28	28	28
1984	28	27	28	28	39	34	32	31	45	60	30	42
1985	62	41	22	32	29	35	50	27	41	40	31	42
1986	32	32	33	30	28	22	29	26	21	41	24	33
1987	28	27	28	27	21	36	35	19	26	38	49	35
1988	33	30	22	21	26	24	24	27	27	37	21	28
1989	24	31	21	17	20	29	24	27	27	---	---	---

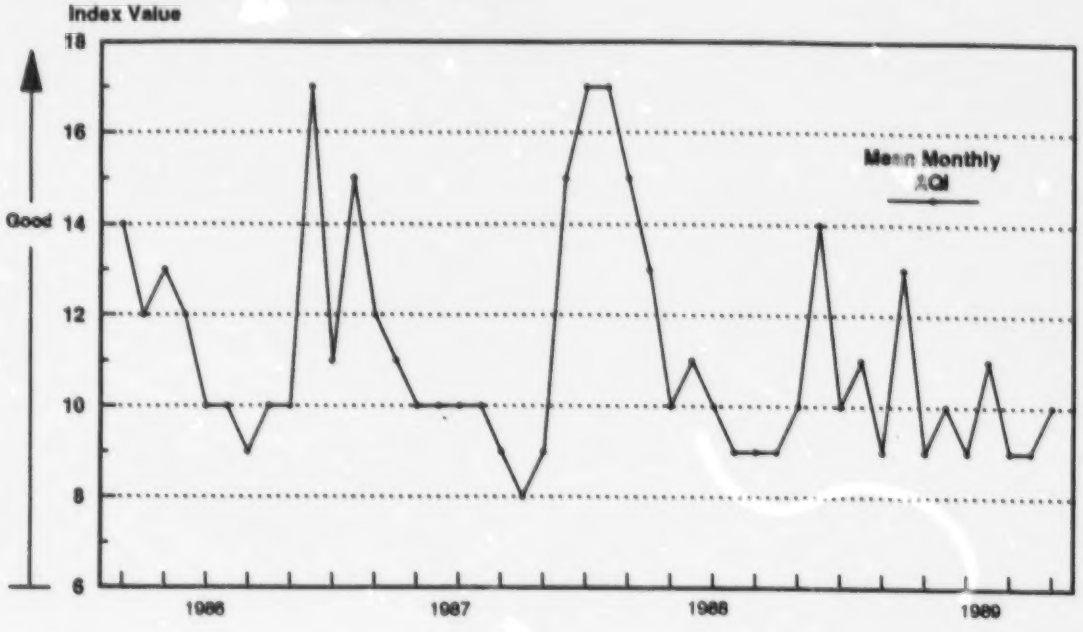
--- not yet available

MEAN MONTHLY AIR QUALITY INDEX
DOWNTOWN VANCOUVER, 1986 - 1989

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1986	14	12	13	12	10	10	9	10	10	17	11	15
1987	12	11	10	10	10	10	9	8	9	15	17	17
1988	15	13	10	11	10	9	9	9	10	14	10	11
1989	9	13	9	10	9	11	9	9	10	---	---	---

--- not yet available

Mean Monthly Air Quality Index
Downtown Vancouver, 1986 - 1989



THE VANCOUVER PLAN MONITORING PROGRAM

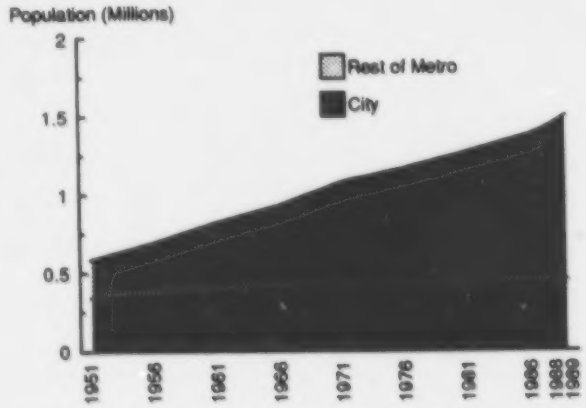
POPULATION

1989/1990

THE VANCOUVER PLAN seeks to understand and then guide change by focusing on the relationship among four key elements of the city: core employment, city housing, transportation, and urban environment. The Vancouver Plan Monitoring Program adds population as a fifth indicator of change in the City.

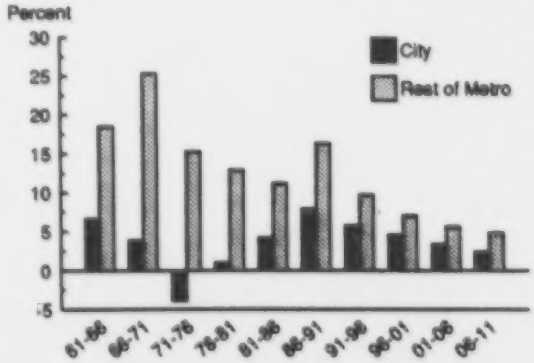
After a loss of population during the 1970's, the city's population has been expanding slowly since 1981. In comparison, the region has experienced a much higher rate of growth. This pattern of change is expected to continue in both the city and the rest of the region. Projections from the B.C. Central Statistics Bureau (CSB) forecast population expansion for both the city and the region to 2011. The CSB expects the City's population to increase by over 25 percent during the next 25 years, compared to a 12 percent growth rate between 1961 and 1986. The rate of population growth in the rest of metropolitan Vancouver is expected to decrease from 115 percent growth between 1961 and 1986 to just over 50 percent during the next 25 years.

Metro Population Increasing, City Remains Stable



SOURCE: Statistics Canada Census data and B.C. Central Statistics Bureau Estimates.

High Growth Rates Projected for Vancouver



NOTE: Growth rates shown for each five year census period.
SOURCE: Statistics Canada Census data and B.C. Central Statistics Bureau projections (March 1989).

City of Vancouver Planning Department, 453 W. 12th Ave., Vancouver, B.C., V5Y 1V4, Tel: (604) 873-7344

Although natural increase contributes to population growth in Vancouver, change over the last 25 years and projected future growth is more strongly influenced by in-migration. During the 1970's the number of births and deaths were closely balanced and there was very little population growth due to natural increase. Since 1982, however, the number of births has exceeded the number of deaths, producing an average annual rate of change of approximately 1250 people (totalling 8800 people over seven years). Natural increases in 1988 were comparable to the growth rates shown in the mid-1960's, but still account for less than 15 percent of the City's population growth.

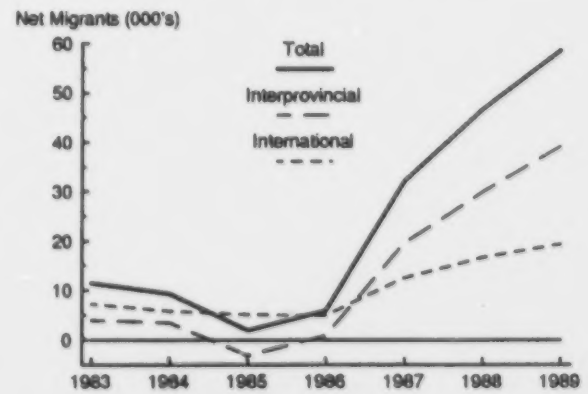
Natural Increase Contributes to Vancouver's Population

NOTE: Natural increase is the difference between births and deaths.
SOURCE: B.C. Ministry of Health, Division of Vital Statistics.

This increase is beginning to be reflected in school enrolments in the city. The number of elementary school students has been increasing slowly since 1985, adding an average of 550 students over each of the last five years. In comparison, secondary school enrolments have not been altered by the change in natural increase, instead declining to 1988 then increasing marginally in 1989.

Data on interprovincial migration are only available at the provincial level. However, data on international migration is available for both the province and the Vancouver CMA. Provincially, both interprovincial and international migration has been increasing since the mid-1980's. Net migration (the difference between the number of people migrating to and from a location) declined to 1985, but has increased steadily from that date. In 1989, 10,000 more people migrated to B.C. than from the province.

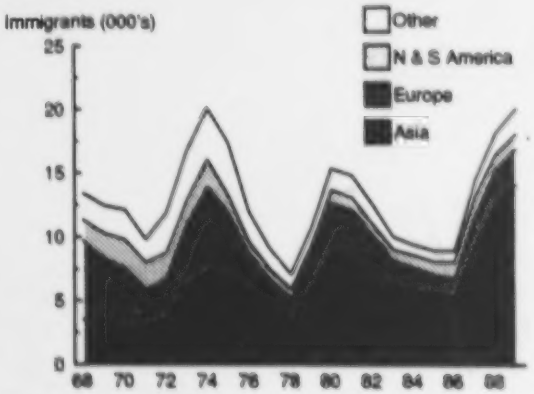
Provincial Net Migration at a High Level



SOURCE: Employment and Immigration Canada.

Fluctuations in immigration levels reflect economic cycles and federal government policies. The origin of immigration to Vancouver has changed over the last twenty years. There has been a significant decrease in the number of immigrants from western countries and a sharp increase in the number from Asia. Between 1980 and 1989, the percentage of immigrants from Europe decreased from 23.5 to 13.8 percent and the proportion of immigrants from Asia increased from 59.1 to 70.4 percent.

Trends in Composition of International Migration Continue



SOURCE: Employment and Immigration Canada, and B.C. Central Statistics Bureau.

THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

October 1989

CITY OF VANCOUVER AND METROPOLITAN VANCOUVER POPULATION - HISTORICAL FIGURES AND PROJECTIONS, 1891-2011

The tables and graphs in this bulletin present population data for the city of Vancouver and the Vancouver census metropolitan area (CMA). The first graph shows population growth since 1891. In the first table the figures from 1891 to 1986 were taken from the Censuses of Canada and were adjusted to reflect the current CMA boundaries. Projections from 1991 to 2011 are those released by the Central Statistics Bureau (CSB), B.C. Ministry of Finance and Corporate Relations, in March 1989. The projected figures for the city of Vancouver also include the Musqueam Indian Reserve and the University Endowment Lands (UEL).

The second graph indicates the city's share of the metropolitan population in 1921, 1961, and 1986. The second table and third graph show the amount and percent of change in population during a one hundred and twenty year period from 1891 to 2011. The final table presents the historical population since 1961 for each of the municipalities in the Vancouver metropolitan area and includes the current CSB population estimates for 1989, released in October 1989.

POPULATION GROWTH, 1891-2011
HISTORICAL AND PROJECTED FIGURES

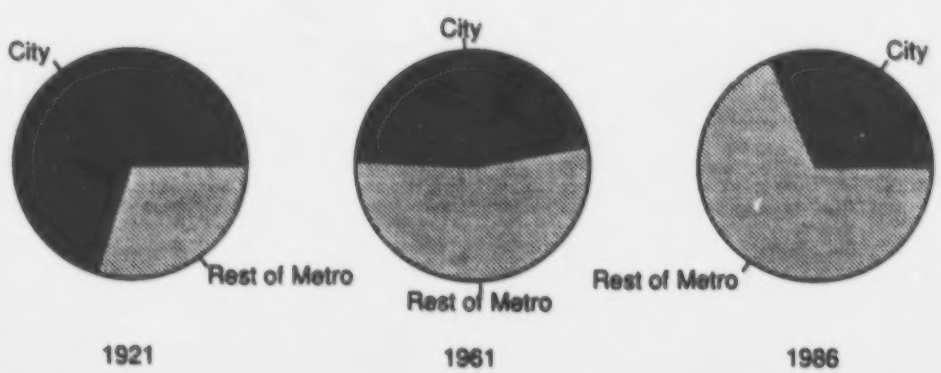
HISTORICAL POPULATION AND PROJECTIONS, 1891-2011

	City of Vancouver	City of Vancouver including Musqueam and UEL	Rest of Metro	Rest of Metro excluding Musqueam and UEL	Metropolitan Vancouver	City as a % of Metro
1891	13,709					
1901	29,432					
1911	120,847					
1921	163,220		69,222		232,442	70.2
1931	246,593		102,771		349,364	70.6
1941	275,353		122,583		397,936	69.2
1951	344,833		240,719		585,552	58.9
1956	365,844		327,899		693,743	52.7
1961	384,522		441,528		826,050	46.5
1966	410,375		523,385		933,760	43.9
1971	426,298		656,054		1,082,352	39.4
1976	409,734		756,614		1,166,348	35.1
1981	413,952		854,231		1,268,183	32.6
1986	431,147	435,995	949,582	944,734	1,380,729	31.2
1991		470,418		1,099,286	1,569,704	30.0
1996		497,549		1,205,749	1,703,298	29.2
2001		520,630		1,290,236	1,810,866	28.8
2006		538,577		1,363,000	1,901,577	28.3
2011		551,355		1,428,819	1,980,174	27.8

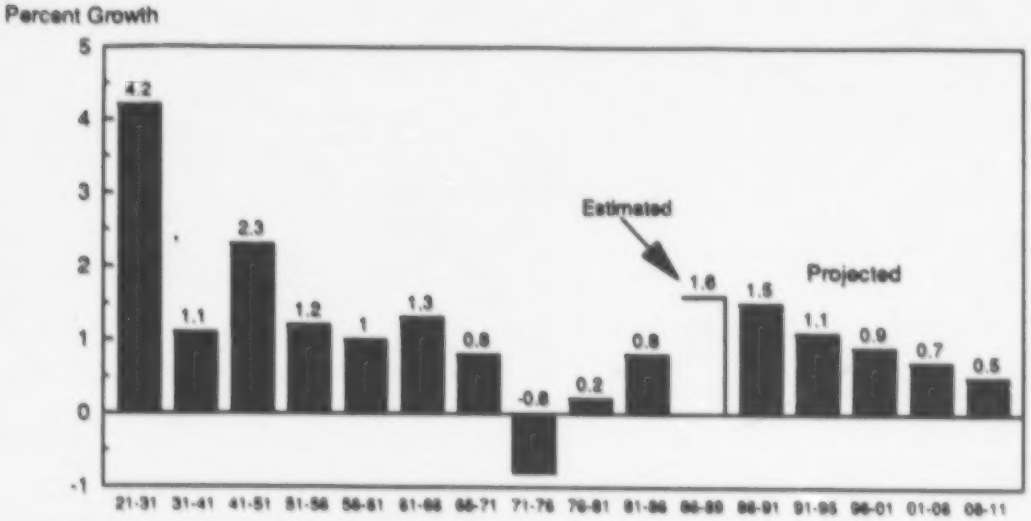
Notes:

1. The city's figures are Statistics Canada's revised figures and are not necessarily those released at the time of the census. Statistics Canada occasionally revises figures to account for subsequent boundary changes.
2. The metropolitan figures between 1921 and 1966 have been calculated or adjusted to reflect the current CMA boundary. Prior to 1951 Vancouver and its adjacent communities were not recognized by the Census as a metropolitan area.
3. The unadjusted CMA figures for 1951 to 1966 are: 561,960 in 1951; 665,017 in 1956; 790,165 in 1961; and 893,498 in 1966. These figures correspond to the boundaries which existed at the time of the census.

CITY'S SHARE OF METROPOLITAN POPULATION



AVERAGE ANNUAL POPULATION CHANGE, CITY OF VANCOUVER, 1921-2011



POPULATION CHANGE, 1891-2011

	City of Vancouver		Rest of Metro Vancouver		Metropolitan Vancouver	
	Amount of Change	Average Annual Change	Amount of Change	Average Annual Change	Amount of Change	Average Annual Change
1891-1901	15,723	7.9				
1901-1911	91,415	15.2				
1911-1921	42,373	3.1				
1921-1931	83,373	4.2	33,549	4.0	116,922	4.2
1931-1941	28,760	1.1	19,812	1.8	48,572	1.3
1941-1951	69,480	2.3	118,136	7.0	187,616	3.9
1951-1956	21,011	1.2	87,180	6.4	108,191	3.4
1956-1961	18,678	1.0	113,629	6.1	132,307	3.6
1961-1966	25,853	1.3	81,857	3.5	107,710	2.5
1966-1971	15,923	0.8	132,669	4.6	148,592	3.0
1971-1976	-16,564	-0.8	100,560	2.9	83,996	1.5
1976-1981	4,218	0.2	97,617	2.5	101,835	1.7
1981-1986	17,195	0.8	95,351	2.1	112,546	1.7
1986-1989	20,631	1.6	97,013	3.3	117,644	2.8
1986-1991	34,423	1.5	154,552	3.1	188,975	2.6
1991-1996	27,131	1.1	106,463	1.9	133,594	1.6
1996-2001	23,081	0.9	84,487	1.4	107,568	1.2
2001-2006	17,947	0.7	72,764	1.1	90,711	1.0
2006-2011	12,778	0.5	65,819	0.9	78,597	0.8

HISTORICAL POPULATION FOR MUNICIPALITIES IN THE VANCOUVER METROPOLITAN AREA, 1961-1989

Municipality	1989	1986	1981	1976	1971	1966	1961
Belcarra	606	549	430	355	-	-	-
Burnaby	152,191	145,161	136,494	131,599	125,660	112,012	100,157
Coquitlam	78,518	69,291	61,077	55,464	53,070	40,916	29,053
Delta	83,467	79,610	74,692	64,492	45,860	20,664	14,597
Fraser Mills	-	-	-	-	160	164	165
Ioco	-	-	-	-	-	669	570
Lions Bay	1,191	1,152	1,078	785	396	153	-
New Westminster	42,721	39,972	38,550	38,393	42,835	38,037	33,654
N Vanc, City	38,203	35,698	33,952	31,934	31,847	26,851	23,656
N Vanc, District	73,135	68,241	64,904	63,760	57,861	48,124	38,971
Port Coquitlam	32,870	29,115	27,535	23,926	19,560	11,121	8,111
Port Moody	16,338	15,754	14,917	11,649	10,778	7,021	4,789
Richmond	117,773	108,492	96,154	80,034	62,121	50,460	43,323
Surrey	212,052	181,447	147,138	116,497	98,601	81,826	70,838
UEL	-	3,606	4,003	3,512	3,494	2,979	3,272
Vancouver	451,778	431,147	413,952	409,734	426,298	410,375	384,522
West Vancouver	38,347	36,266	35,728	35,754	36,440	31,987	25,454
White Rock	15,352	14,387	13,550	12,497	10,349	7,787	6,453
GVRD, Subd A	-	2,499	2,060	1,659	1,405	1,059	-
Unorg 119/DL 172	-	-	-	-	-	-	1,450
Indian Res, GVRD	-	3,765	3,617	3,198	1,599	1,293	1,130
GVRD Subtotal	1,365,546	1,266,152	1,169,831	1,085,242	1,028,334	893,498	790,165
Langley, City	17,988	16,557	15,124	10,123	4,684	2,800	2,365
Langley, District	60,841	53,434	44,603	36,659	21,936	15,767	14,585
Maple Ridge	44,452	36,023	32,228	29,462	24,476	19,287	16,748
Pitt Meadows	9,546	8,004	6,213	4,689	2,771	2,247	2,187
Ind Res, rest of CMA	-	559	184	173	151	161	-
CMA Total	1,498,373	1,380,729	1,268,183	1,166,348	1,082,352	933,760	826,050

NOTES:

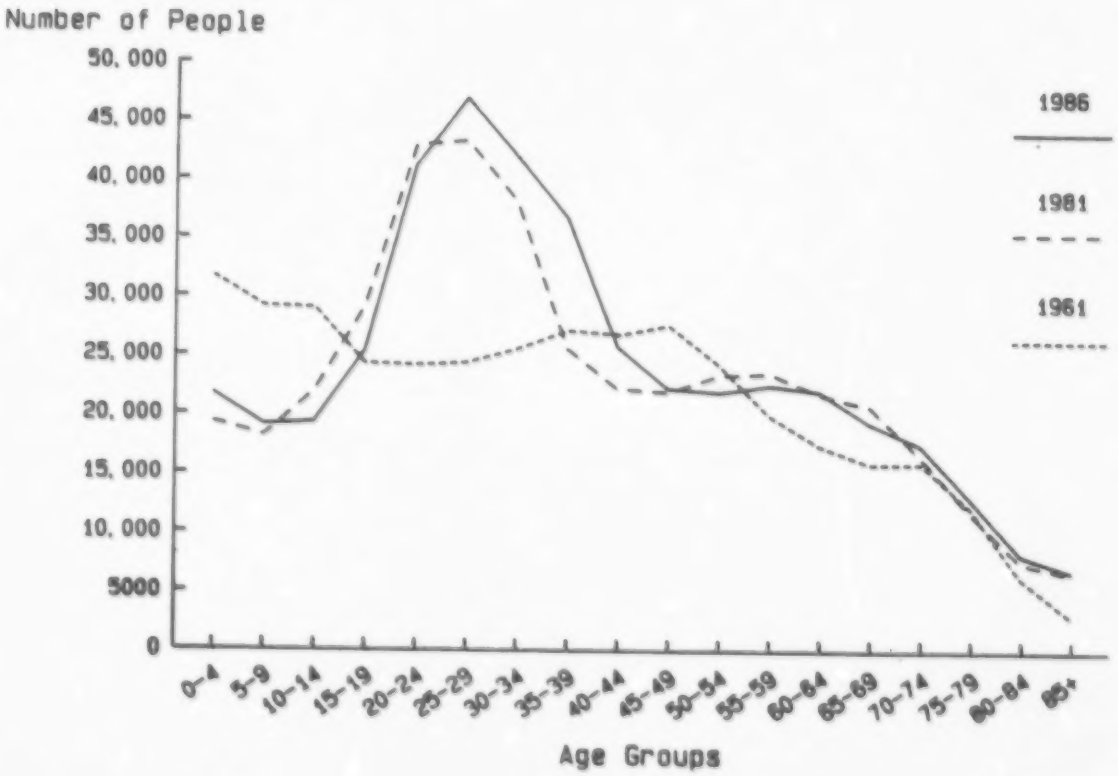
1. Prior to 1976 Belcarra's population was part of GVRD, Subdivision A.
2. After 1971 Fraser Mills' population is included in Coquitlam.
3. After 1966 Ioco's population is included in Coquitlam.
4. Prior to 1966 no data is available for Lion's Bay.
5. Prior to 1966 no data is available for GVRD, Subdivision A.
6. After 1961 Unorganized 119/District Lot 172 is part of New Westminster.
7. Prior to 1966 no data is available for Indian Reserves outside the GVRD.
8. From 1976 on, population for Indian Reserves has been excluded from population counts for the municipality in which they were located.
   In 1976 Indian Reserves were partially excluded. Population of parts of reserves leased for other than conventional Indian Reserve purposes was included in counts.
   From 1981 on, all population living in Indian Reserves was excluded.

FIVE-YEAR AGE GROUPS BY SEX, 1961-1986

This graph illustrates the change in age distribution which has occurred over the past twenty-five years. The tables present Census of Canada data for the number of males and females in each five-year age group, living in the city of Vancouver during each census period since 1961 and includes the total number and percentage of people in each age group. The second graph shows the age and sex structure in the city of Vancouver and in the rest of the metropolitan area at the time of the 1986 Census.

The data will be updated following the completion of the 1991 Census.

AGE DISTRIBUTION, 1961-1986
CITY OF VANCOUVER



FIVE-YEAR AGE GROUPS BY SEX, 1961-1976

1961

AGE	MALE	FEMALE	TOTAL	%
0-4	16,192	15,523	31,715	8.2
5-9	14,835	14,314	29,149	7.6
10-14	14,857	14,148	29,005	7.5
15-19	11,780	12,514	24,294	6.3
20-24	11,213	12,943	24,156	6.3
25-29	12,770	11,633	24,403	6.3
30-34	12,993	12,537	25,530	6.7
35-39	12,780	14,333	27,113	7.0
40-44	12,321	14,427	26,748	7.0
45-49	12,969	14,632	27,601	7.2
50-54	11,971	12,264	24,235	6.3
55-59	10,323	9,632	19,955	5.2
60-64	8,553	8,823	17,376	4.5
65-69	7,573	8,312	15,885	4.1
70-74	7,856	8,120	15,976	4.2
75-79	6,123	6,059	12,182	3.2
80-84	3,076	3,190	6,266	1.6
85+	1,319	1,614	2,933	0.8
TOTAL	189,504	195,018	384,522	100

1966

AGE	MALE	FEMALE	TOTAL	%
0-4	15,495	14,707	30,202	7.4
5-9	15,759	15,564	31,323	7.6
10-14	14,968	14,464	29,432	7.2
15-19	15,358	16,129	31,487	7.7
20-24	15,697	17,798	33,495	8.2
25-29	13,489	13,273	26,762	6.5
30-34	12,794	11,404	24,198	5.9
35-39	12,979	12,510	25,489	6.2
40-44	12,879	13,962	26,841	6.5
45-49	12,288	14,185	26,473	6.5
50-54	12,900	14,309	27,209	6.6
55-59	11,408	11,793	23,201	5.7
60-64	9,513	9,509	19,022	4.6
65-69	7,742	8,611	16,353	4.0
70-74	6,663	8,154	14,817	3.6
75-79	5,594	6,452	12,046	2.9
80-84	3,637	4,152	7,789	1.9
85+	1,863	2,373	4,236	1.0
TOTAL	201,026	209,349	410,375	100

1971

AGE	MALE	FEMALE	TOTAL	%
0-4	12,480	11,945	24,425	5.7
5-9	14,390	13,770	28,160	6.6
10-14	15,540	15,080	30,620	7.2
15-19	16,325	17,055	33,385	7.8
20-24	21,130	23,285	44,415	10.4
25-29	18,005	16,465	34,475	8.1
30-34	12,650	12,125	24,775	5.8
35-39	12,405	11,055	23,465	5.6
40-44	12,625	11,970	24,595	5.8
45-49	12,870	13,795	26,665	6.3
50-54	11,845	13,690	25,535	6.0
55-59	12,060	13,960	26,020	6.1
60-64	10,545	11,645	22,195	5.2
65-69	8,595	9,355	17,955	4.2
70-74	6,175	8,050	14,225	3.3
75-79	4,595	6,605	11,200	2.6
80-84	3,400	4,815	8,220	1.9
85+	2,500	3,445	5,930	1.4
TOTAL	208,135	218,110	426,260	100

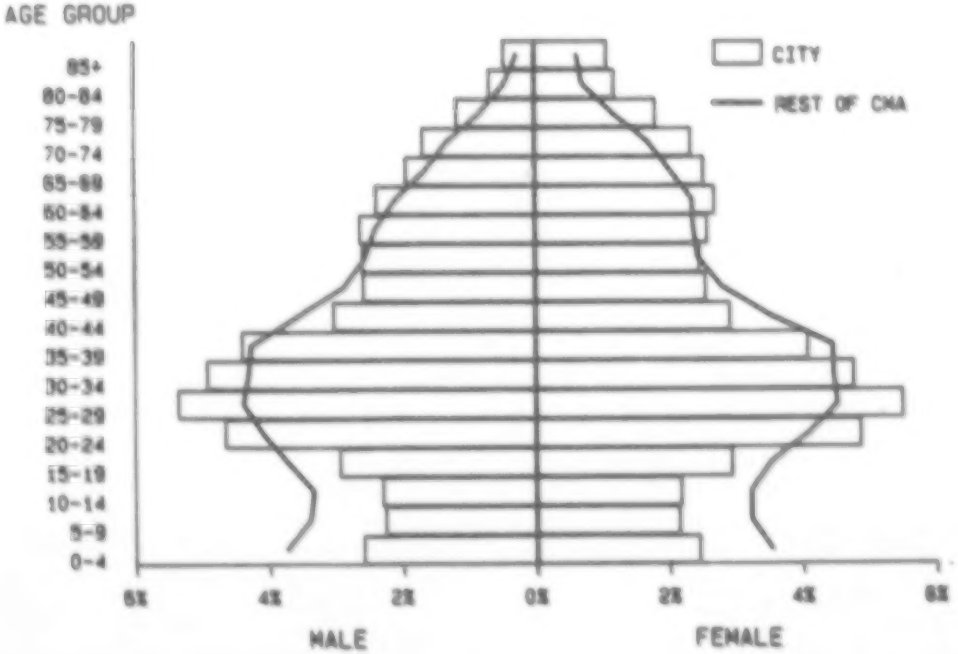
1976

AGE	MALE	FEMALE	TOTAL	%
0-4	9,625	9,190	18,815	4.6
5-9	11,235	10,690	21,925	5.3
10-14	13,455	12,970	26,420	6.4
15-19	16,200	16,530	32,725	8.0
20-24	20,120	22,135	42,260	10.3
25-29	21,030	20,175	41,205	10.1
30-34	14,300	13,135	27,435	6.7
35-39	11,125	11,015	22,140	5.4
40-44	11,610	10,500	22,115	5.4
45-49	11,905	11,605	23,510	5.7
50-54	11,950	13,035	24,985	6.1
55-59	10,805	12,785	23,590	5.7
60-64	10,702	12,795	23,515	5.8
65-69	8,770	10,675	19,450	4.7
70-74	6,830	8,215	15,040	3.7
75-79	4,510	6,610	11,115	2.7
80-84	2,845	4,675	7,520	1.8
85+	2,425	4,000	6,420	1.6
TOTAL	199,442	210,735	410,185	100

FIVE-YEAR AGE GROUPS BY SEX, 1981-1986

1981					1986				
AGE	MALE	FEMALE	TOTAL	%	AGE	MALE	FEMALE	TOTAL	%
0-4	9,920	9,415	19,335	4.7	0-4	11,230	10,565	21,795	5.1
5-9	9,265	8,885	18,150	4.4	5-9	9,800	9,280	19,080	4.4
10-14	11,300	10,660	21,960	5.3	10-14	9,955	9,405	19,360	4.5
15-19	14,635	14,495	29,130	7.0	15-19	12,735	126751	25,410	5.9
20-24	20,435	22,440	42,875	10.3	20-24	20,080	21,060	41,140	9.5
25-29	21,650	21,585	43,235	10.4	25-29	23,130	23,750	46,880	10.9
30-34	19,590	18,435	38,025	9.2	30-34	21,250	20,590	41,840	9.7
35-39	13,225	12,365	25,590	6.2	35-39	19,030	17,625	36,655	8.5
40-44	11,140	11,020	22,160	5.3	40-44	13,125	12,605	25,730	6.0
45-49	11,345	10,560	21,905	5.3	45-49	11,170	11,020	22,190	5.1
50-54	11,870	11,505	23,375	5.6	50-54	11,225	10,635	21,860	5.1
55-59	11,155	12,405	23,560	5.7	55-59	11,390	11,150	22,540	5.2
60-64	9,695	12,045	21,740	5.2	60-64	10,305	11,660	21,965	5.1
65-69	9,105	11,635	20,740	5.0	65-69	8,345	10,950	19,295	4.5
70-74	7,015	9,500	16,515	4.0	70-74	7,295	10,150	17,445	4.0
75-79	4,895	6,880	11,775	2.8	75-79	5,105	7,850	12,955	3.0
80-84	2,745	4,835	7,580	1.8	80-84	2,995	5,200	8,195	1.9
85+	2,150	4,470	6,620	1.6	85+	2,040	4,765	6,805	1.6
TOTAL	201,135	213,135	414,270	100	TOTAL	210,210	220,940	431,150	100

AGE-SEX STRUCTURE, 1986
CITY OF VANCOUVER AND REST OF METRO VANCOUVER



THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

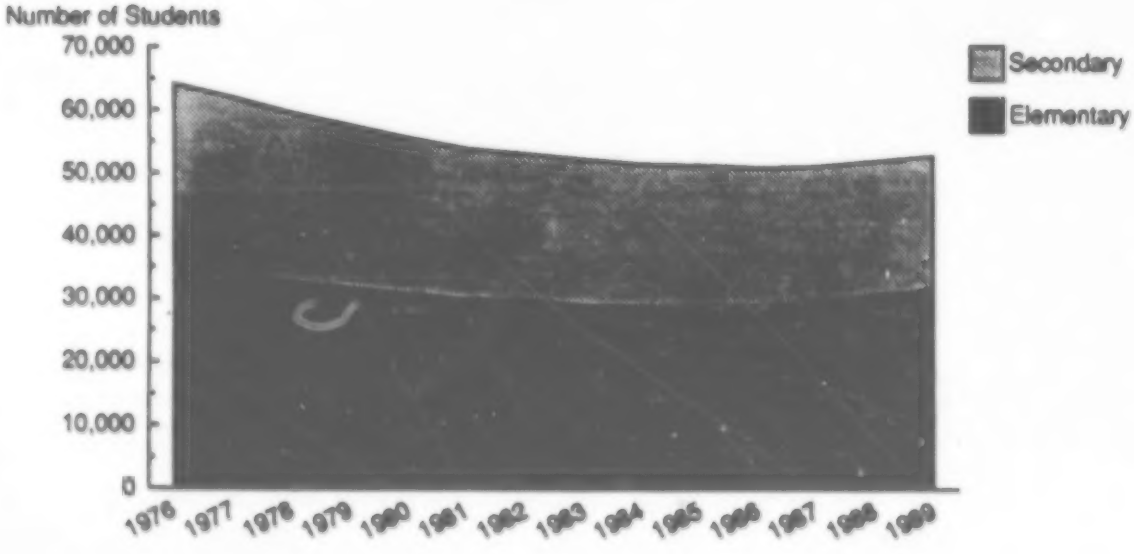
February 1990

SCHOOL ENROLMENT, 1976-1989

This bulletin includes a table and graph of school enrolment data for the city's public elementary and secondary schools. The table gives annual totals from 1976 to 1989. Each year's figures are based on the actual enrolment as of September 30th. The graph illustrates the change in enrolment during the thirteen-year period. This data is provided by the Vancouver School Board and is updated annually.

ENROLMENT BY TYPE OF SCHOOL

	Elementary (Grades K-7)	Secondary (Grades 8-12)	Total
1976	35,651	28,478	64,129
1977	34,211	27,709	61,290
1978	32,830	26,674	59,504
1979	31,782	25,723	57,505
1980	30,846	24,693	55,539
1981	30,044	23,733	53,777
1982	29,906	23,015	52,921
1983	29,068	22,955	52,023
1984	28,839	22,515	51,354
1985	28,965	22,178	51,143
1986	29,080	21,678	50,758
1987	29,775	21,183	50,958
1988	30,775	21,001	51,776
1989	31,575	21,038	52,613



BIRTHS AND DEATHS, 1939-1988

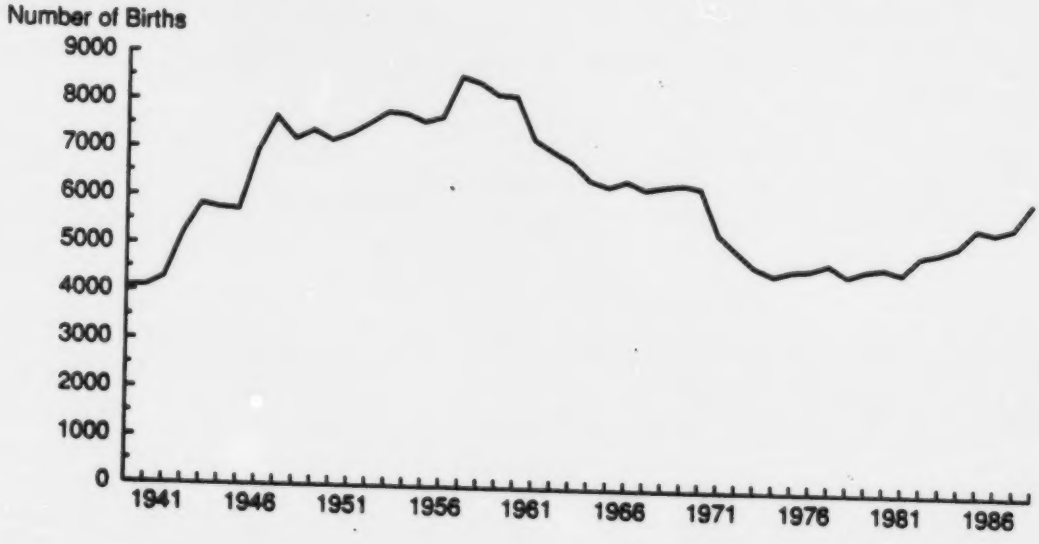
This bulletin presents annual birth and death data for the City of Vancouver since 1939. The first graph indicates the number of live births to City of Vancouver residents. The table gives the annual number of live births, deaths, and the resulting natural increase. Natural increase is the number of people added to the population when the number of deaths are subtracted from the number of live births. The second graph illustrates the annual natural increase between 1939 and 1988.

The second table shows the city's birth and death rates for each census year since 1941. The population figures in this table are the official published census figures. The birth and death rates are calculated as births and deaths per thousand people.

The final table and graph show the total number of live births and the number of first child births by the age of the mother.

This information is provided by the Ministry of Health, Division of Vital Statistics. All figures are preliminary and annual figures have been rounded to the nearest hundred. This bulletin will be updated annually.

ANNUAL LIVE BIRTHS, 1939-1988



BIRTHS AND DEATHS
CITY OF VANCOUVER RESIDENTS, 1939-1988

Year	Births	Deaths	Natural Increase
1939	4,100	2,900	1,200
1940	4,100	2,900	1,200
1941	4,300	3,100	1,200
1942	5,200	3,200	2,000
1943	5,800	3,600	2,200
1944	5,700	3,400	2,300
1945	5,700	3,500	2,200
1946	6,900	3,600	3,300
1947	7,700	3,700	4,000
1948	7,200	3,900	3,300
1949	7,400	3,900	3,500
1950	7,200	4,100	3,100
1951	7,300	3,900	3,400
1952	7,500	4,100	3,400
1953	7,800	4,300	3,500
1954	7,700	4,200	3,500
1955	7,600	4,300	3,300
1956	7,700	4,300	3,400
1957	8,500	4,500	4,000
1958	8,400	4,500	3,900
1959	8,200	4,600	3,600
1960	8,100	4,800	3,300
1961	7,200	4,600	2,600
1962	7,000	4,700	2,300
1963	6,800	4,800	2,000
1964	6,400	4,900	1,500
1965	6,300	4,900	1,400
1966	6,400	5,000	1,400
1967	6,200	4,900	1,300
1968	6,300	5,000	1,300
1969	6,400	5,000	1,400
1970	6,300	4,800	1,500
1971	5,300	4,900	400
1972	5,000	5,000	0
1973	4,700	4,800	-100
1974	4,500	5,000	-500
1975	4,600	4,600	0
1976	4,600	4,600	0
1977	4,800	4,400	400
1978	4,500	4,400	100
1979	4,600	4,200	400
1980	4,700	4,700	0
1981	4,600	4,100	500
1982	5,000	4,300	700
1983	5,000	3,900	1,100
1984	5,200	4,100	1,100
1985	5,500	4,200	1,300
1986	5,500	4,100	1,400
1987	5,600	4,200	1,400
1988	6,100	4,300	1,800

NATURAL INCREASE, 1939-1988

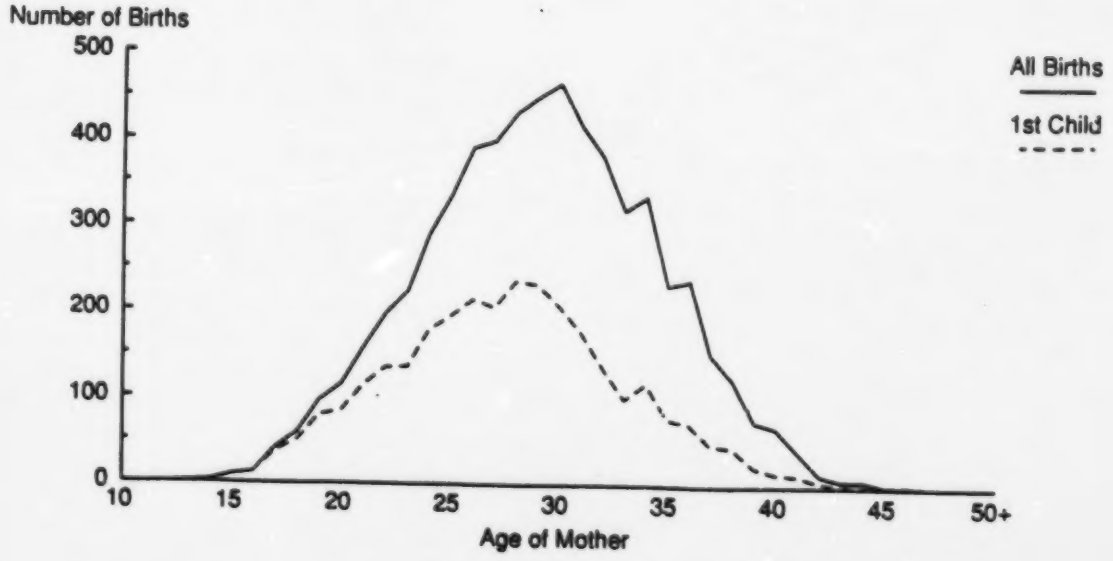
BIRTH AND DEATH RATES, 1941-1986

	Population	Births	Birth Rate (Births/1000)	Deaths	Death Rate (Deaths/1000)
1941	275,353	4,300	15.6	3,100	11.3
1951	344,833	7,300	21.7	3,900	11.3
1956	365,844	7,700	21.0	4,300	11.8
1961	384,522	7,200	18.7	4,600	12.0
1966	410,375	6,400	15.6	5,000	12.2
1971	426,260	5,300	12.4	4,900	11.5
1976	410,188	4,600	11.2	4,600	1..2
1981	414,281	4,600	11.1	4,100	9.9
1986	431,147	5,500	12.8	4,100	9.5

LIVE BIRTHS BY AGE OF MOTHER, CITY OF VANCOUVER RESIDENTS, 1987

Age of Mother (Years)	1st Child	Total Births
13	1	1
14	3	3
15	10	10
16	13	13
17	37	41
18	51	60
19	80	97
20	85	116
21	115	158
22	135	197
23	136	223
24	178	289
25	195	334
26	214	390
27	205	398
28	235	431
29	231	449
30	206	464
31	176	416
32	136	381
33	100	318
34	118	334
35	77	231
36	72	237
37	48	152
38	45	123
39	22	75
40	15	68
41	13	40
42	5	14
43	2	7
44	1	7
45	1	1
46	1	2
47	0	0
48	0	0
49	0	0
50	0	0
Total	2962	6080

LIVE BIRTHS BY AGE OF MOTHER, 1988



CITY OF VANCOUVER POPULATION BY CENSUS TRACT, 1981 AND 1986

This bulletin includes 1981 and 1986 population figures for each of the census tracts in the city of Vancouver. The 1981 figures have been adjusted to correspond to the 1986 census tract boundaries. These adjustments are the result of split census tracts. The map shows the population change which occurred during the five year period.

This information is provided by Statistics Canada from the Censuses of Canada and will be updated after the 1991 Census.

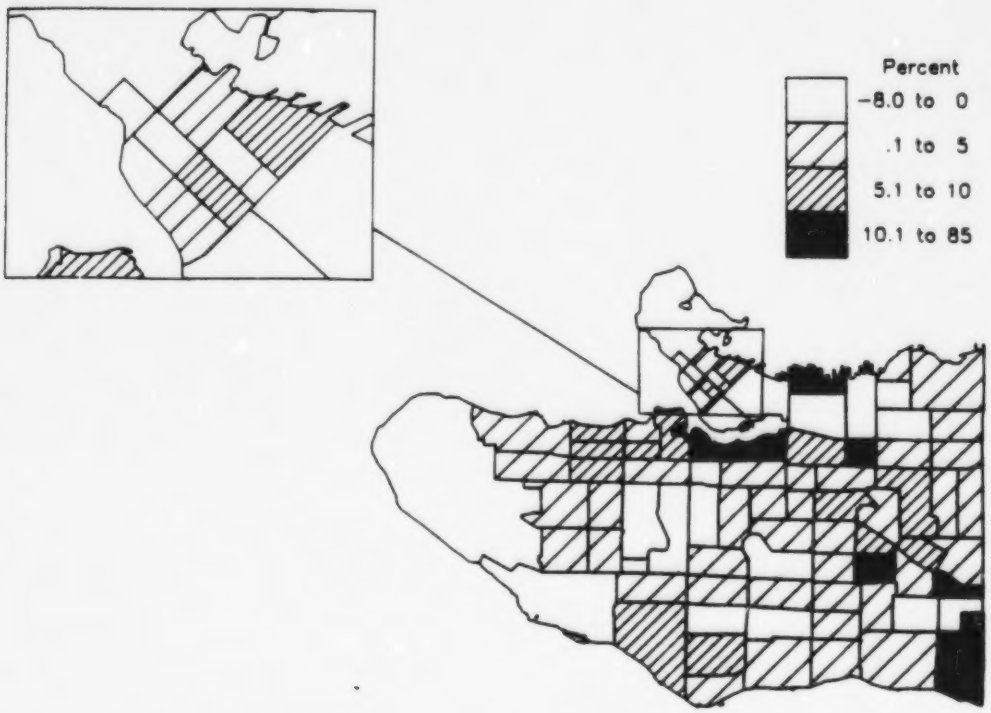
Census Tract Population, 1981 and 1986

Census Tract	1981	1986	Percent Change
1	6,369	9,236	45.0
2	7,946	8,319	4.7
3	5,711	5,826	2.0
4	6,960	7,179	3.1
5	5,323	5,458	2.5
6	7,163	7,575	5.8
7	6,661	7,065	6.1
8	4,883	4,810	-1.5
9	6,021	6,053	0.5
10.01	3,835	4,016	4.7
10.02	3,813	3,773	-1.0
11	4,425	4,427	0.0
12	6,097	6,133	0.6
13.01	4,976	5,037	1.2
13.02	5,197	5,443	4.7
14	6,265	6,475	3.4
15.01	3,712	3,690	-0.6
15.02	5,003	4,960	-0.9
16.01	2,747	3,334	21.4
16.02	7,077	7,240	2.3
17.01	4,615	4,723	2.3
17.02	4,205	4,459	6.0
18.01	4,481	5,000	11.6
18.02	5,270	5,452	3.5
19	4,379	4,219	-3.7
20	2,415	2,523	4.5
21	4,418	4,243	-4.0
22	2,563	2,359	-8.0
23	3,846	3,967	3.1
24	5,230	5,371	2.7
25	6,338	6,513	2.8
26	4,047	4,235	4.6
27	6,210	6,113	-1.6
28	3,414	3,310	-3.0
29	4,826	5,057	4.8

Census Tract	1981	1986	Percent Change
30	5,458	5,724	4.9
31.01	4,937	4,941	0.1
31.02	3,421	3,528	3.1
32	5,481	6,016	9.8
33	5,785	5,944	2.7
34.01	3,614	3,917	8.4
34.02	5,263	5,366	2.0
35	7,631	8,084	5.9
36.01	4,797	4,961	3.4
36.02	4,453	4,572	2.7
37	7,145	7,309	2.3
38	3,955	4,047	2.3
39	7,415	7,711	4.0
40	7,426	7,250	-2.4
41	6,681	7,008	4.9
42	4,500	4,796	6.6
43	6,555	6,824	4.1
44	4,700	4,715	0.3
45.01	3,843	4,054	5.5
45.02	3,968	4,290	8.1
46	3,961	4,213	6.4
47	6,655	6,908	3.8
48	4,289	4,520	5.4
49.01	1,986	2,844	43.2
49.02	2,571	4,736	84.2
50.01	6,644	7,281	9.6
50.02	4,940	5,531	12.0
51	6,417	6,698	4.4
52.01	4,775	4,856	1.7
52.02	4,931	5,097	3.4
53	8,068	8,275	2.6
54	7,665	7,614	-0.7
55.01	4,562	4,538	-0.5
55.02	3,707	3,854	4.0
56	7,126	6,985	-2.0
57	8,070	8,063	-0.1
58	2,507	2,760	10.1
59.01	4,303	3,974	-7.6
59.02	1,728	1,691	-2.1
60	7,135	7,429	4.1
61	4,288	4,275	-0.3
62	3,229	3,181	-1.5
63	3,452	3,321	-3.8
64	3,594	3,835	6.7
65	5,713	5,714	0.0
66	560	616	10.0
67	4,681	4,714	0.7
68	4,523	4,212	-6.9
69 (UEL)	3,674	3,606	-1.9

NOTE: Published data from the Census shows an adjustment to the 1981 population of census tracts 44 and 69. This adjustment was in error and the figures above are the revised figures for those tracts.

PERCENT CHANGE IN POPULATION, 1981-1986



THE VANCOUVER PLAN MONITORING PROGRAM

INFORMATION UPDATE

May 1990

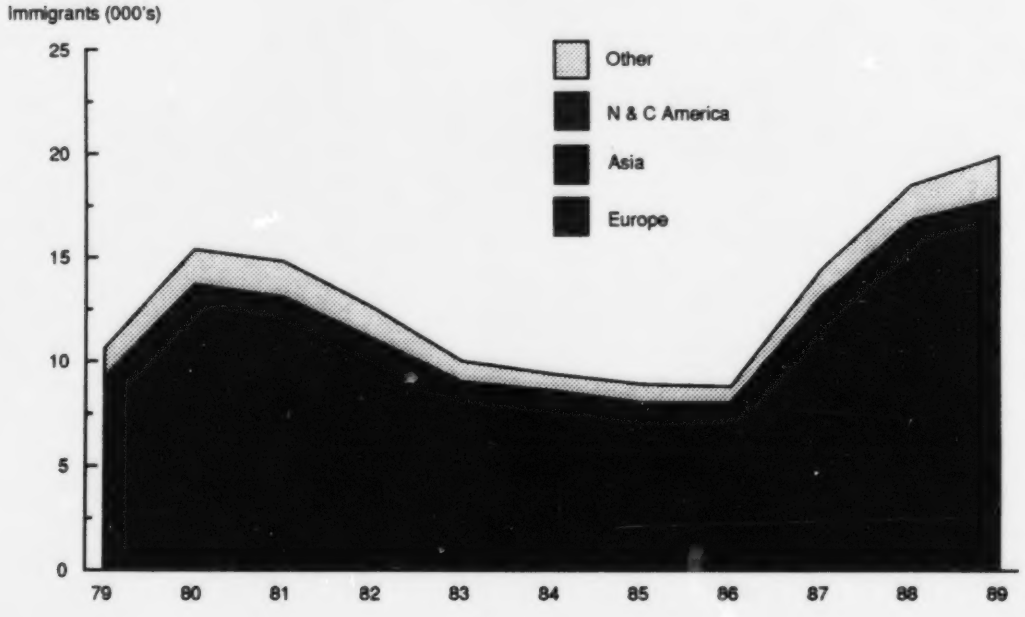
IMMIGRATION TO VANCOUVER AND BRITISH COLUMBIA

This bulletin reviews trends in immigration to metropolitan Vancouver and the province of British Columbia. Most of the population growth in the Lower Mainland and B.C. results from in-migration, both international and interprovincial. The first graph and chart examine change in the composition of international immigration to metro Vancouver. As illustrated in the graph, the number of immigrants from Europe and Asia have increased steadily since 1986. Proportionally, immigration from Asia represents approximately 75 percent of total international immigration to metropolitan Vancouver.

The second graph and chart compare international and interprovincial migration for the province, as interprovincial data is not available for metropolitan Vancouver. B.C. continues to be a popular destination for both international and interprovincial migrants, as both types of population change are increasing.

The information for graph 1 is provided by the Planning and Statistics Division of the B.C. Ministry of Finance and Corporate Relations; graph 2 is provided by Statistics Canada and Employment and Immigration Canada. This bulletin will be updated annually.

Immigration to Vancouver by Area of Origin



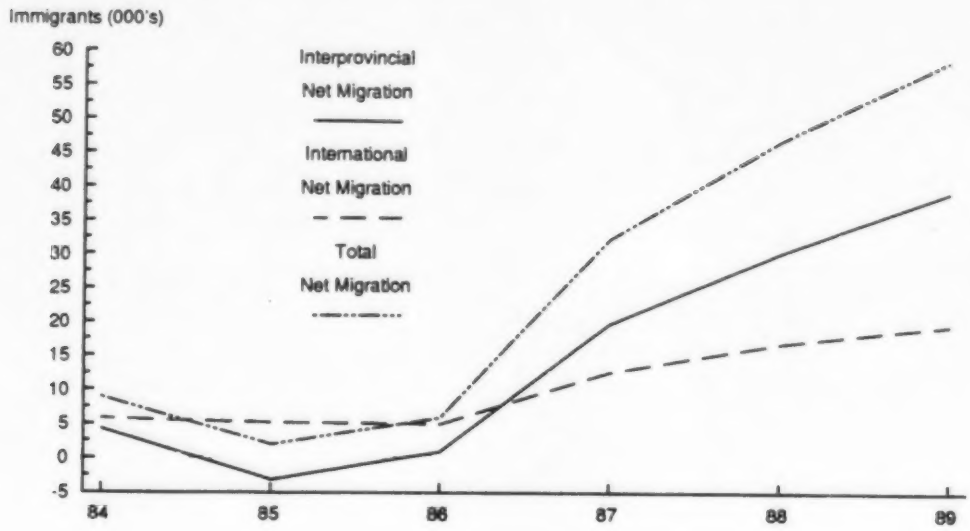
IMMIGRATION TO VANCOUVER BY AREA OF ORIGIN, 1979-1989

	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Europe (subtotal)	**2,423**	**3,603**	**3,806**	**3,576**	**2,013**	**1,619**	**1,349**	**1,382**	**2,327**	**2,663**	**2,767**
Britain	1,258	2,065	2,147	1,564	653	501	490	415	848	1,058	864
Rest of Europe	1,165	1,538	1,659	2,012	1,360	1,118	859	967	1,479	1,605	1,903
Africa	462	438	489	397	271	258	285	299	480	613	687
Asia (subtotal)	**6,041**	**9,075**	**8,300**	**6,522**	**6,144**	**5,981**	**5,673**	**5,458**	**9,350**	**12,995**	**14,119**
Hong Kong	1,374	1,412	1,381	1,407	1,598	1,583	1,637	1,085	3,281	4,962	4,520
India	750	1,609	1,545	1,419	1,357	1,119	804	1,339	1,530	1,652	1,429
China	703	1,759	2,209	996	637	577	518	473	622	659	926
Taiwan	156	208	178	98	121	105	152	215	396	824	1,305
Philippines	440	819	945	738	779	606	528	707	1,065	1,353	1,709
Vietnam	1,394	1,621	595	421	682	992	1,083	543	601	574	685
Rest of Asia	1,224	1,647	1,447	1,443	970	999	951	1,096	1,855	2,971	3,545
Australasia	275	481	303	201	85	87	100	63	164	150	225
N & C America (subtotal)	**816**	**1,008**	**1,025**	**918**	**878**	**956**	**1,031**	**1,238**	**1,535**	**1,146**	**1,171**
USA	750	907	911	811	632	521	610	570	808	620	665
Other	66	101	114	107	246	435	421	668	727	526	506
Caribbean	129	159	132	119	97	90	65	72	119	144	161
South America	214	246	274	244	136	136	132	169	219	418	475
Oceania & Islands	348	348	472	533	391	258	300	233	341	373	452
Not Stated	0	0	1	16	0	0	0	0	1	0	0
Total:	**10,708**	**15,358**	**14,881**	**12,526**	**10,115**	**9,365**	**8,935**	**8,914**	**14,536**	**18,502**	**20,057**

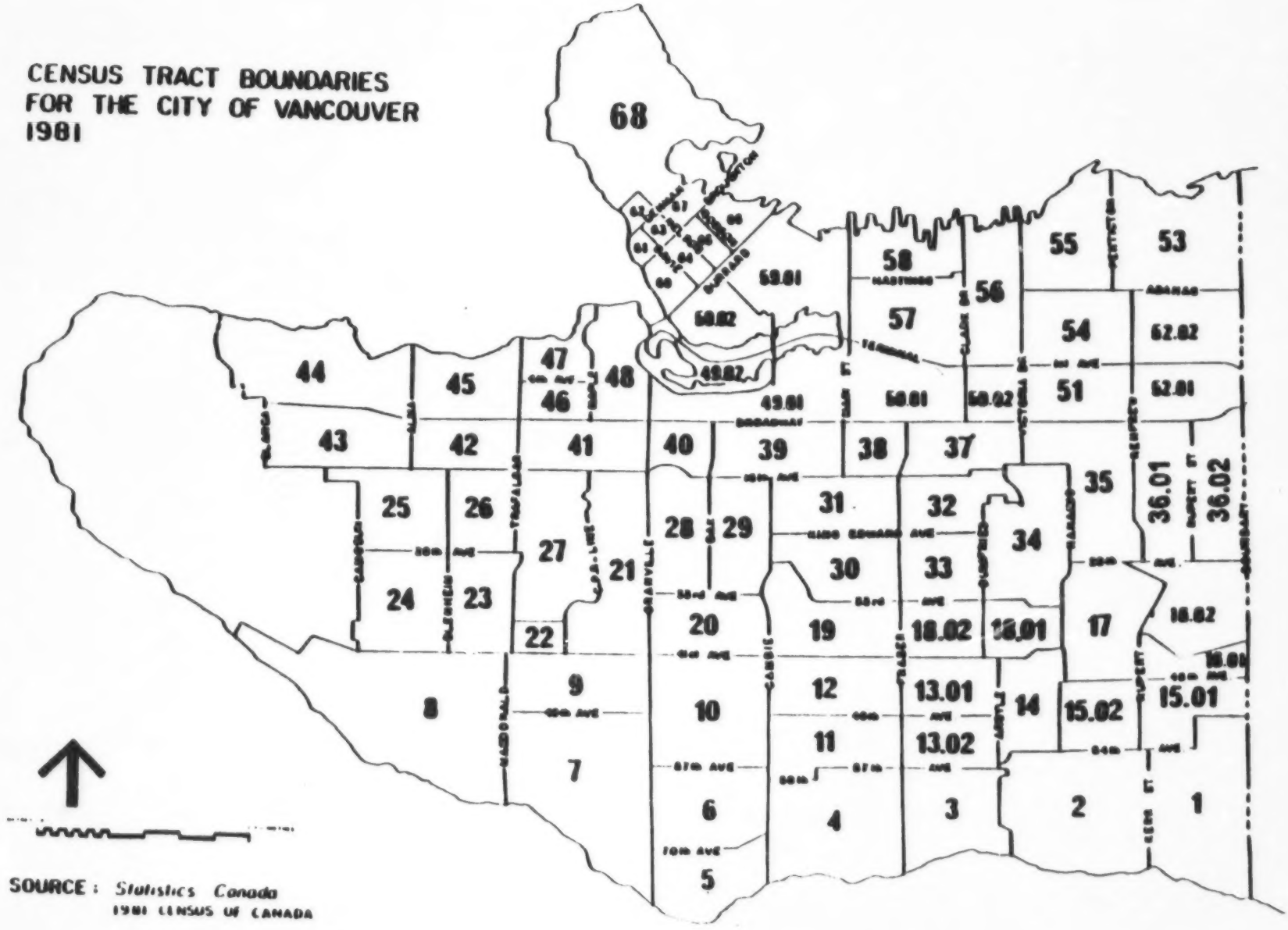
POPULATION CHANGE IN BRITISH COLUMBIA, 1984-1989 (Quarterly)

		Interprovincial			International			Total Net Migration
		In	Out	Net	In	Out	Net	
1984	1	7,920	7,063	857	3,097	1,343	1,754	2,611
	2	10,669	8,142	2,527	3,742	1,661	2,081	4,608
	3	14,912	14,059	853	3,525	2,714	811	1,664
	4	8,488	9,220	-732	2,826	1,659	1,167	435
	T	41,989	38,484	3,505	13,190	7,377	5,813	9,318
1985	1	6,638	8,200	-1,562	2,746	1,430	1,316	-246
	2	10,528	11,054	-526	3,167	1,561	1,606	1,080
	3	16,155	15,815	340	3,478	2,633	845	1,185
	4	9,247	10,698	-1,451	2,830	1,481	1,349	-102
	T	42,568	45,767	-3,199	12,221	7,105	5,166	1,917
1986	1	7,256	9,489	-2,233	2,775	1,229	1,546	-896
	2	11,768	12,142	-374	3,301	1,549	1,752	1,378
	3	19,980	16,282	3,698	3,150	2,895	255	3,953
	4	10,498	10,670	-172	3,326	1,881	1,445	1,273
	T	49,502	48,592	910	12,552	7,544	4,998	5,908
1987	1	8,945	8,141	804	4,463	1,458	3,005	3,809
	2	12,481	9,457	3,024	4,888	1,528	3,360	6,384
	3	25,157	17,241	7,916	5,369	2,049	3,320	11,236
	4	23,722	15,815	7,907	4,198	1,285	2,913	10,820
	T	70,305	50,654	19,651	18,918	6,320	12,598	32,249
1988	1	13,890	9,404	4,486	3,531	1,297	2,234	6,720
	2	14,623	10,224	4,399	7,136	1,442	5,694	10,093
	3	26,866	16,135	10,731	6,224	2,041	4,183	14,914
	4	24,024	13,757	10,267	5,877	1,292	4,585	14,852
	T	79,403	49,520	29,883	22,768	6,072	16,696	46,579
1989	1	15,811	8,372	7,439	4,646	1,300	3,346	10,785
	2	15,978	9,226	6,752	5,919	1,439	4,480	11,232
	3	27,267	15,439	11,828	8,797	1,758	7,039	18,867
	4	25,568	12,396	13,172	5,871	1,300	4,571	17,743
	T	84,624	45,433	39,191	25,233	5,797	19,436	58,627

Population Change in British Columbia

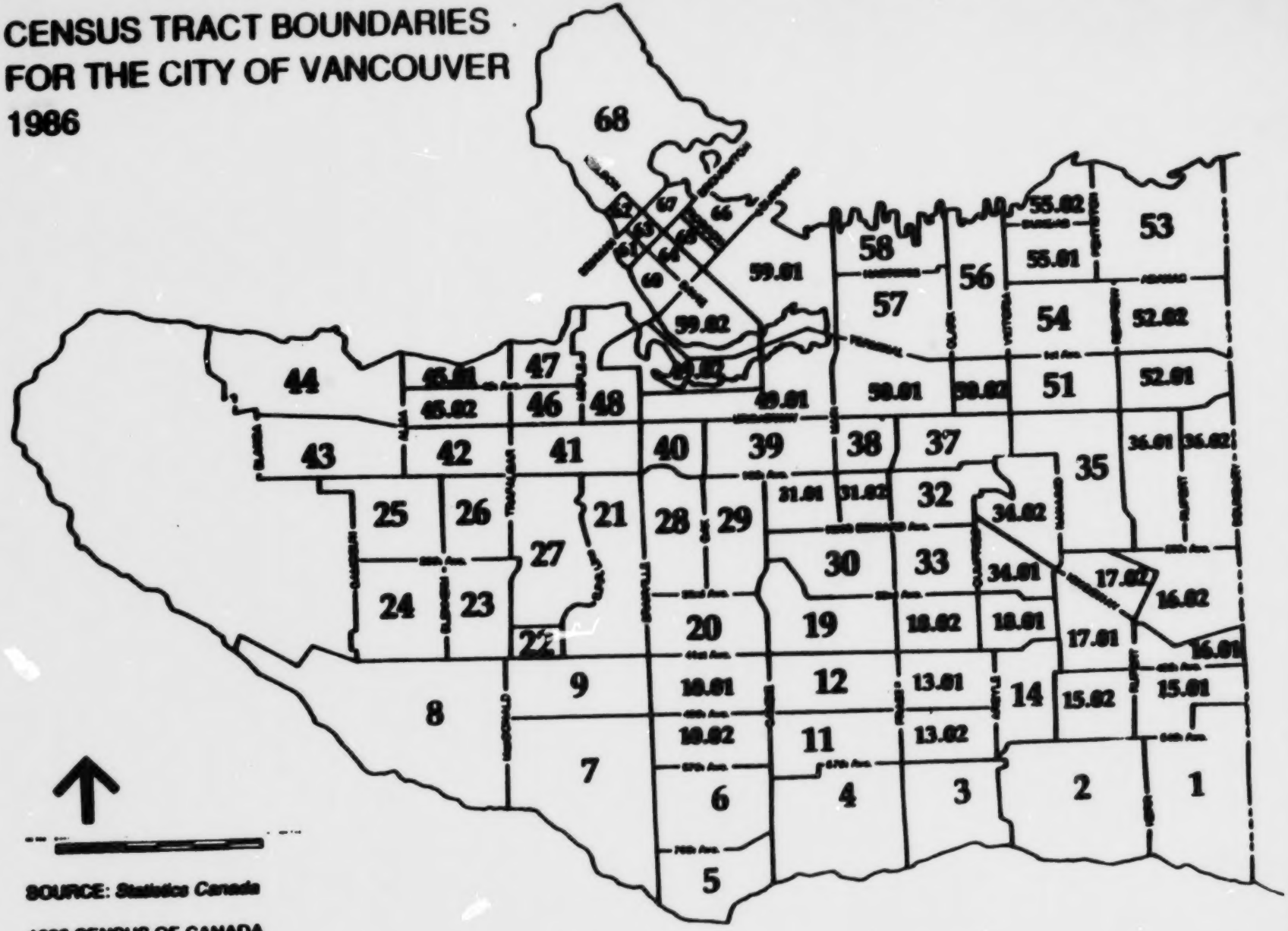


CENSUS TRACT BOUNDARIES
FOR THE CITY OF VANCOUVER
1981



SOURCE : *Statistics Canada*
1981 CENSUS OF CANADA

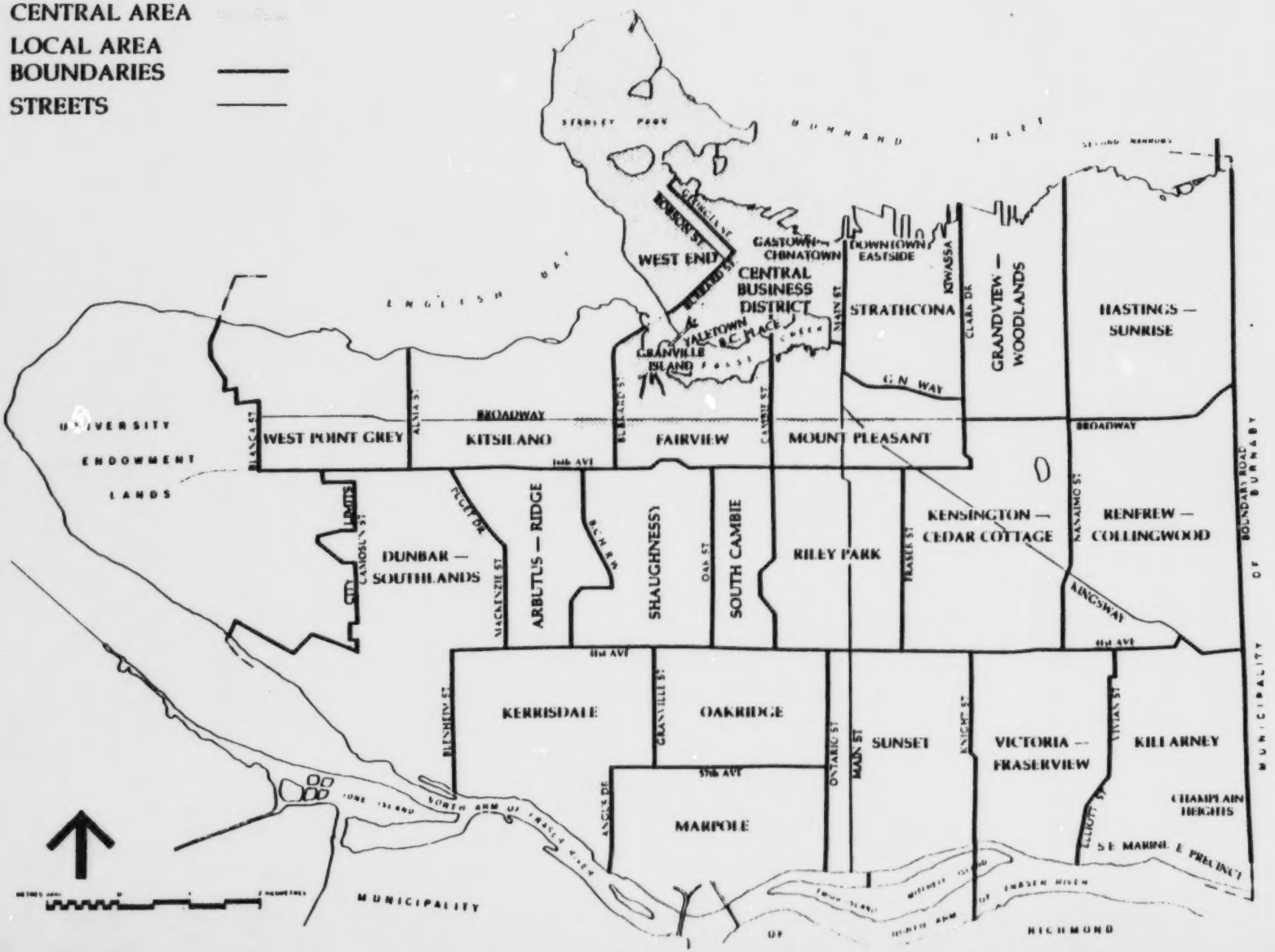
CENSUS TRACT BOUNDARIES FOR THE CITY OF VANCOUVER 1986



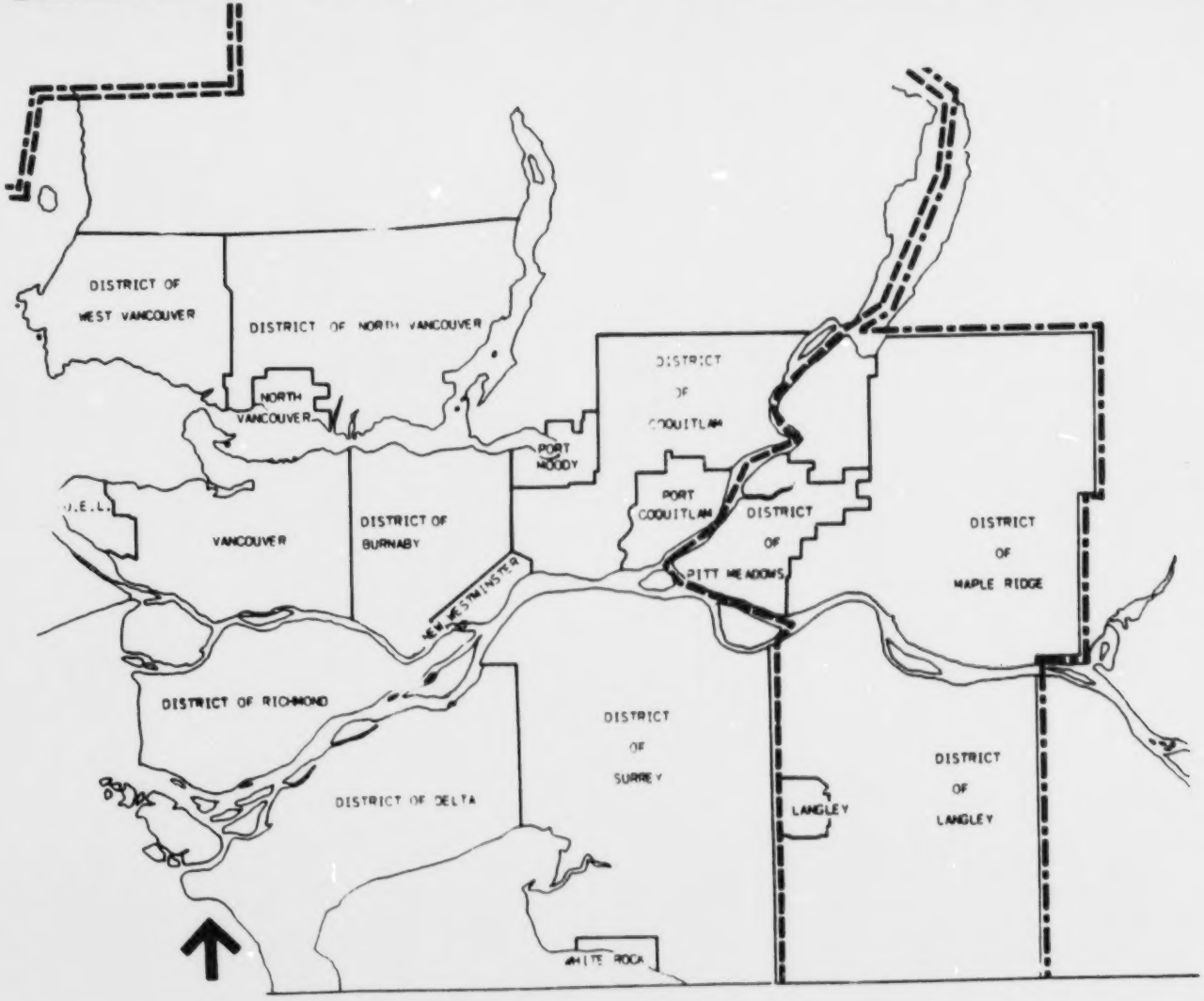
SOURCE: Statistics Canada

1986 CENSUS OF CANADA

CITY OF VANCOUVER LOCAL AREAS



BOUNDARIES OF THE C.M.A., THE G.V.R.D., AND MUNICIPALITIES



VANCOUVER C.M.A.

G.V.R.D. (NOTE : GVRD INCLUDES BOWEN ISLAND)

MUNICIPALITIES